

**Policy and Finance Committee Meeting 15<sup>th</sup> April 2024**  
**Building Condition and Life Cycle / Planned and Preventative Maintenance**  
**Report**  
**Report of the Deputy Town Clerk**

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1. A procurement exercise was undertaken in June 2023 to secure the services of a building surveyor for a contracted period of 3 years (with the option to extend to two 1-year periods). Following this procurement exercise, Currie & Brown have been instructed to create a Quinquennial 60-year cyclical programme for planned maintenance, following resolution by Policy and Finance in December 2023.
2. The review carried out by Currie & Brown will form the basis of programmed maintenance for the next 5 years. It will be broken into 1-year work programmes, to be approved annually following the setting of the budget.
3. It is important to note that general reserve levels are envisaged to remain low at the year end point 31/03/2024 (full report will come to P&F June 2024). With the purchase and move to 32 Waterloo Street, and the transfer of the asset the Old Town Quarry, and unknown impact of running costs, it is suggested that no planned maintenance is carried out before September 2024. Only health and safety and compliance maintenance will be scheduled in the first half of the financial year.
4. The full programme is attached below. Some important areas to note:

Table 1

5-year PPM costs for the Blakehay Theatre	Page 7
5-year PPM costs for Weston Museum	Page 17
5-year PPM costs for 32 Waterloo Street	Page 24
5-year PPM costs for Water Park and Public Toilets	Page 35
5-year PPM costs for Milton Road Cemetery	Page 51
Servicing, testing annual maintenance and H&S for each site	Page 56-57
30 Year Summary of Costs	Page 58

**5. Please note:**

- Appendix C has not been circulated as this is an extensive document. The reported information is a sufficient summary. They are available upon request.
- The survey of 32 Waterloo Street was carried out prior to works completion. Page 22 of the report mentions “This report assumes new internal finishes to the ground floor, and public facing areas on the 1st and 2nd floors. It also assumes areas where ‘making good’ will be required as part of the refurbishment, typically following the electric and services installations.”
- The cost schedule for servicing, testing annual maintenance and H&S for each site, whilst a useful indication, we do have a compliance schedule and trusted local suppliers who we utilise for our compliance programme.

6. The annual budget for planned and preventative maintenance for 2024/2025 is £140,000. Approximately £40,000 of this budget is ring fenced for essential compliance testing and health & safety works, leaving an annual budget for PPM of £100,000 (reactive and planned maintenance).
7. The estimated year 1 costs, based on each site's 5-year breakdown is as follows:

Table 2

Blakehay Theatre	£17,536
Weston Museum	£17,485
32 Waterloo Street	£5,908
Waterpark and Public Toilets	£5,743
Milton Road Cemetery	£32,940
<b>Total</b>	<b>£79,612</b>

8. Whilst the planned and preventative works programme does currently fall within budget, reactive maintenance must be taken into consideration. In 2023/2024, a year where no planned maintenance was carried out, the entire budget (£120,000 minus the £40,000 for compliance), this was spent on reactive maintenance, and fees to review and undertake full building surveys to enable the 5-year cyclical programme to be formulated. This was a usually expensive year for reactive maintenance, with several larger spends on reactive works (e.g. stonework to front on Blakehay Theatre following a car impacting the building and replacement boiler at Weston Museum). Whilst it is not straightforward to estimate this figure, given that it is ad-hoc works as issues arise, it should be assumed that this figure (in table 2) will take us over the £140,000 annual budget. With this in mind, we will need to work with surveyors over the course of the year to prioritise works they have programmed. This will be carried out following September 2024.

**Member are requested to:**

1. Note the quinquennial programme, recognising the need to approve annual programme following a review, and the setting of the budget
2. Approve the programme for the year 2024/2025
3. Acknowledge the need to delay planned works until September 2024.

**Molly Maher**  
Senior Development Officer  
08/04/2024



# Weston-super-Mare Town Council

## Portfolio

### Building condition and Life Cycle / PPM report 504524

28 March 2024

Issue 1

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## Appendices

Appendix A – Life Cycle Cost Schedule (Issued separately)

Appendix B – Building condition survey standard conditions

Appendix C – Life Cycle Cost Schedule (Issued separately)

## 1. Introduction

### 1.1 Instructions and Brief

- Currie and Brown have been instructed to prepare a planned preventative maintenance programme (PPM) on behalf of Weston-Super-Mare Town Council. The PPM and this report are intended for use by the Councillors and officers as a budgeting tool.
- To undertake a non-intrusive visual inspection of the building including roofs (subject to access), internal and external areas.
- To develop a Condition and Lifecycle report to include a MS Excel schedule list of the general building fabric and mechanical and electrical assets including roofs, walls, floors, stairs, doors, windows, gates, fences, decorations, finishes, boilers, plant rooms, above ground drainage (gutters, rainwater pipes, soil pipes), lighting, communal fixtures etc.
- To include a 5-year life-cycle estimated cost using a combination of C&B internal rates and BCIS rates where appropriate
- The portfolio of properties to be included are detailed in table 1 below:

<u>Properties/Sites</u>	<u>Address</u>	<u>Notes</u>	<u>M<sup>2</sup></u>
<b>Grove House</b>	Grove Park, Weston-super-Mare, BS232QJ	Excluded	137
<b>Grove Lodge</b>	Grove Park, Weston-super-Mare, BS232QJ	Excluded	64
<b>Blakehay Theatre</b>	20 Wadham St, Weston-super-Mare, BS23 1JZ		998
<b>Weston Museum</b>	Burlington St, Weston-super-Mare, BS23 1PR		1,656
<b>HQ - Waterloo Street</b>	32 Waterloo Street, Weston-super-Mare, BS23 1LW		753
<b>Milton Road Cemetery</b>	Weston-super-Mare, BS23 2TN  Chapel  Grounds hut  Engine House		98  25  29
<b>Water Adventure and Play park</b>	34 Knightstone Rd, Weston-super-Mare BS23 2BD		
<b>Allotment Sites –</b>  Redpits Kewstoke Rector's Way Hutton Moor Old Mill Way Bournville	Church Road, Worle, Weston-super-Mare BS22 9DA  Worle, Weston-super-Mare, BS22 9HG  47 Norfolk Rd, Weston-super-Mare BS23 3BG  12 Methwyn Cl, Weston-super-Mare BS22 8LD  Old Mill Way, Weston-super-Mare, BS22 8ER  273 Coleridge Rd, Weston-super-Mare, BS23 3UR	Excluded	
<b>Parks and Play:</b>  Ashcombe Park Broadway Play	Upper Bristol Road, Weston-super-Mare, North Somerset, BS22 8BP	Excluded.	

Broadway Skate Park	Weston-super-Mare, BS24 9DG		
Byron Recreation Ground	Weston-Super-Mare, BS24 9HA		
Canberra Road	Weston-super-Mare BS23 3TQ		
Castle Batch SEND Play Park	Canberra Road, Weston-super-Mare, BS23 4PS 45 St Marks Rd, Weston-super-Mare BS22 7PL		
Clarence Park	Walliscote Rd, Weston-super-Mare BS23 4AW		
Coniston Green	Weston-super-Mare BS23 3RX		
Dartmouth Close	Weston-super-Mare, BS22 6LJ		
Ellenborough Park East	Weston-super-Mare, BS23 1XH		
Ellenborough Park West	Weston-super-Mare, North Somerset, BS23 1XH		
Grove Park	Grove Park, Weston-super-Mare, BS232QJ		
Hutton Moor Skate Park	National Cycle Route, 33 Hutton Moor Rd, Weston-super-Mare BS22 8LY		
Jubilee Park			
Locking Castle (Maltlands)	31 Colombo Cres, Weston-super-Mare BS23 4QB		
Lynch Farm	Weston-super-Mare BS22 7DG		
Millennium Green	Worle, Weston-super-Mare, BS22 9HG		
Uphill Junior Park	Weston-super-Mare, BS23 3PQ		
Uphill Toddler Park	20 New Church Rd, Uphill, Weston-super-Mare BS23 4UZ		
Worle Recreation Ground	20 New Church Rd, Uphill, Weston-super-Mare BS23 4UZ		
Wyvern Close	Lewis Court, 13 Station Rd, Worle, Weston-super-Mare BS22 6AH Wyvern Close, Weston-Super-Mare, BS23 3LR		
<b>Bus Shelters</b>	Various Locations	Excluded	
<b>Public Toilets:</b>			
Ashcombe Park Toilets	Ashcombe Park, Upper Bristol Road, Weston-super-Mare, BS22 8BP		16
Clarence Park Toilets	Clarence Park, Walliscote Road, Weston-super-Mare, BS23 4AT		19
Grove Park Toilets	Grove Park, Weston-super-Mare, BS23 2QJ	Excluded due to asbestos H+S concerns	60
The Maltings	Worle, Weston-super-Mare, BS22 6JB		32
Uphill Toilets	Links Road, Uphill, Weston-super-Mare, BS23 4XX		30

Table 1: Portfolio of properties

## 1.2 Identification and Terminology

Descriptions such as “left” and “right” are given as if facing the element in question.

Regarding the condition rating, the following definitions have been established:

- Condition A – As new condition
- Condition B – Sound, operationally safe, and exhibiting only minor deterioration
- Condition C – Operational but major repair or replacement needed in the short to medium term (generally 3 years)
- Condition D – Inoperable, or serious risk of major failure or breakdown

Where priority ratings are provided, they generally refer to the following:

- Priority 1: Urgent within 6 months
- Priority 2: Within 2 years to prevent serious deterioration of the fabric or services; and/or address a medium risk to health and safety; and/or remedy a serious breach of legislation.
- Priority 3: Within 3-5 years to prevent deterioration of fabric or services, address a low risk to health and safety; and/or remedy a minor breach of legislation.
- Priority 4: After 5 years to prevent deterioration of the fabric or services.
- Priority 5: Over 10 years forming part of the life-cycle as the building, plant, and fabric ages.

## 2. Blakehay Theatre

Personnel Inspecting	Date of Visit	Weather Conditions at the time	If accompanied and by whom
Phil Robinson	24/10/2023	Sunny	

### 2.1 Situation and description

The theatre building was Weston-super-Mare's first Baptist church, built in 1850 as Wadham Street Baptist Church, and was also the town's first public building. In 1862 Hans Price, who became the town's leading architect, was commissioned to adapt, and enlarge the building. The name comes from "Black Hay", a field that originally lay between the High Street and Wadham Street.

During World War II the theatre was hit by incendiary bombs. After the war it was rebuilt inside the original Victorian shell. In 1985 the building ceased to be a place of worship.

We understand the building received Lottery Funding over the last decade to undertake refurbishment work.

The building is fundamentally built of a solid stone walled elevation although isolated sections may well have been rebuilt following bomb damage in dense concrete blockwork, which has now been rendered over to the right-side rear elevation. The stonework is brought to course limestone with use of sandstone pediments, cornicing, window and door surround and arch detailing. In the past, areas of the front elevation have received a masonry paint finish, which has now completely eroded away.

The roofs serving the Blakehay are formed around a flat concrete roof structure with torched on bituminous layered felt system draining to parapet outlets and a combination of uPVC, metal, and asbestos guttering with downpipe arrangements.

A large colour coated pitched roof spans over the left side of the roof area and to the rear of this an asbestos sheet roof falls to the rear.

Generally, the external doors to the front and side escape routes are painted timber and the window configuration ranges from single glazed 'Crittall' style windows to Velux (rear corridors). The metal window frames are elaborately designed to the front aspect.

Internally, the basement and ground floors are an insitu concrete with a range of finishes such as carpet, welded vinyl, painted timber, and tile. The first floor appears to also be insitu or precast concrete floors supported on intermediate loadbearing walls and/or partial steel frame.

The building is sub-divided for fire containment with half hour fire resisting doors to strategic rooms and corridors with escape routes present via back-of-house stairs to side exit doors.

The large Auditorium and stage area are of timber construction with unidentified and inaccessible framework below.

Toilet provision for male and female requirements along with Accessible toilet provision is noted to the front of house with further smaller toilet provisions to the dressing rooms, back-of-house.

The Blakehay also has a ground floor café/bar positioned off to the right side of the entrance foyer with kitchen facility and storerooms.

The mechanical and electrical services to the building comprise mains 3-phase electricity, mains gas, mains water and drainage. Small power, a ducted ventilation system, air handling units, lighting, fire detection and telecommunication.

### **2.1.1 Condition of Fabric Elements**

The external elevations display a varying degree of stone erosion with some isolated open mortar joints that will require on-going cyclical assessment to ensure high level stonework does not spall and cause injury. Tap testing is recommended.

The metal frame windows are in a tired state of repair requiring action and maintenance over the next year(s) but over the next 20+ years total replacement will need to be undertaken and budgeted for.

Cut edge corrosion is developing to the metal pitched roof over the auditorium and action is required in the short to term to treat and arrest corrosion and prevent more expensive repairs, if left.

There have been severe rain penetration issues around the Blakehay, which has caused extensive damage to internal wall finishes including the auditorium, café and second stage rooms. These issues remain partly unsolved and further investigation and repairs will need to be carried out and budgeted for.

A subsequent inspection was made in March 2024 which identified a 4-metre section of the parapet wall that lacked a DPC beneath the coping stones. One of the coping stones was cracked and the joints were weathered. There was poor detailing at the parapet outlet that requires improvement. The outlet would typically be dressed to discharge into a hopper, but this arrangement is missing.

Rainwater guttering, outlets, and downpipes along with access to cleanse such guttering systems and the flat roof to prevent serious rainwater ingress issues in the future.

## **2.2 Condition of Mechanical and Electrical services**

Generally, the mechanical and electrical services are visually in acceptable repair, but the location of the internal water header tank (above the main stairs) may cause serious water damage if leakage occurs.

### **2.3 Items where further investigation is advised:**

- External stonework, the parapet, and cracks to front columns and keystone arches.
- Ponding at flat roof.
- Rainwater installations
- Asbestos corrugated sheeting as part of Asbestos management plan.
- Damp in several locations. This is particularly severe in the bar storeroom, the auditorium, the main foyer, and the upper studio.
- External gullies prone to flooding

## 2.4 Costs for condition C and D rated items

The following table 2.1.5 breaks down the identified costs grouped by BCIS elements and the total spend to bring all condition C and D rated items to a Grade B or better. This section is to be read with the PPM schedule (issued separately).

The main costs in this section relate to:

- the steel casement windows which are approaching the end of their service life.
- the auditorium seats which require updating.
- the natural stone dressings and stone walls to the external facades.
- The profile metal roof
- and the drainage gullies externally.

L4 Description	ConditionRating	Sum of BaseCost
Asbestos Containing Material	D	300.00
Asbestos corrugated sheet	C	1,080.00
Asbestos gutter	D	800.00
Boxing in	D	500.00
Built-Up Felt Roof - Double	C	400.00
Carpet	C	60.00
Ceramic Tiles	C	3,940.00
Decorate Brickwork	D	789.60
Decorate Render	D	1,099.80
Gullies - Concrete	D	14,400.00
Hardwood	C	3,384.00
Hardwood	D	558.36
Hardwood (Glazed)	C	2,115.00
Internal Finishes	D	105.75
Lead Flashings/Soakers/Aprons	C	64.86
Lime Mortar	D	300.00
Natural Stone	C	13,075.00
Paint (Timber Skirting)	D	17.23
Profiled Metal	C	2,500.00
Render/Plaster	C	125.00
Render/Plaster	D	350.00
Seats	C	32,000.00
Softwood Casement	C	2,481.60
Solid Core Timber	C	564.00
Steel Casement	C	56,075.00
Steel Casement	D	14,805.00
Stone Wall	C	5,250.00
Timber	C	507.60
Timber brick set	C	720.00
Toilet cubicles	C	1,410.00
UPVC Gutters and downpipes	C	45.00
wall paper to ceiling	C	11,054.40
<b>Total</b>		<b>170,877.20</b>

Table 2.1.5: Costs for C and D rated items

### 2.4.1 PPM costs over 5 years

Chart 2.1.6 shows the estimated spend for all elements, each year for 5 years. This includes items rated as C and D from the table above.

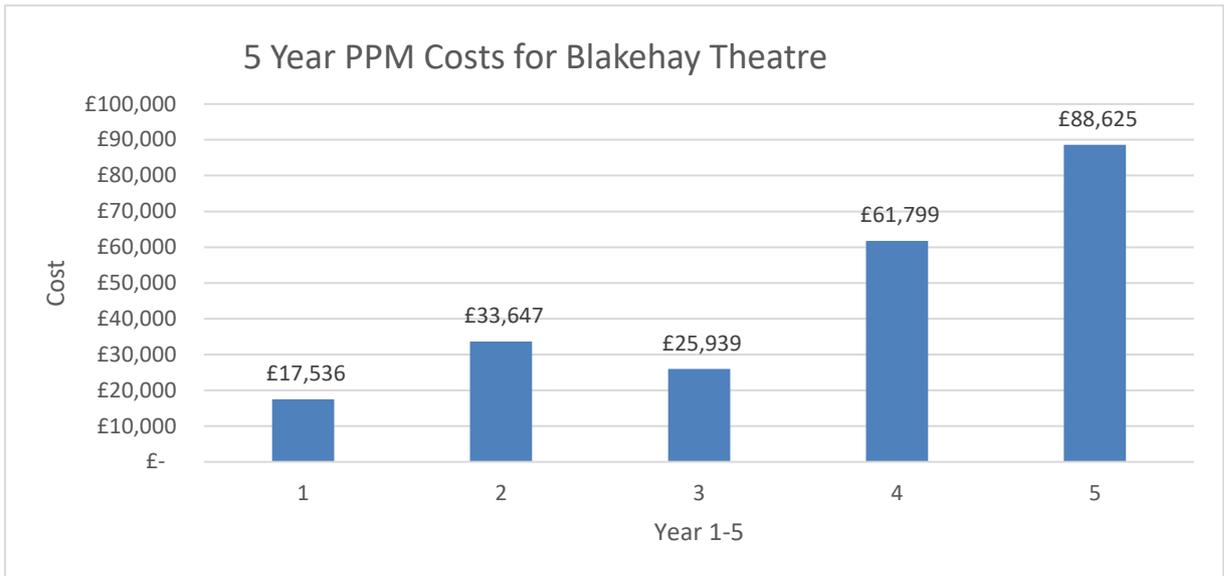


Chart 2.1.6: PPM costs over 5 years

#### 2.4.2 PPM costs projected over 30 years

Chart 2.1.7 shows the projected PPM costs in 5 yearly periods over 30 years. Table 2.1.8 shows these costs broken down by BCIS elements. The largest contribution to the costs in years 16-20 relate to bespoke fixtures and fittings such as the auditorium, the stage and the control desk.

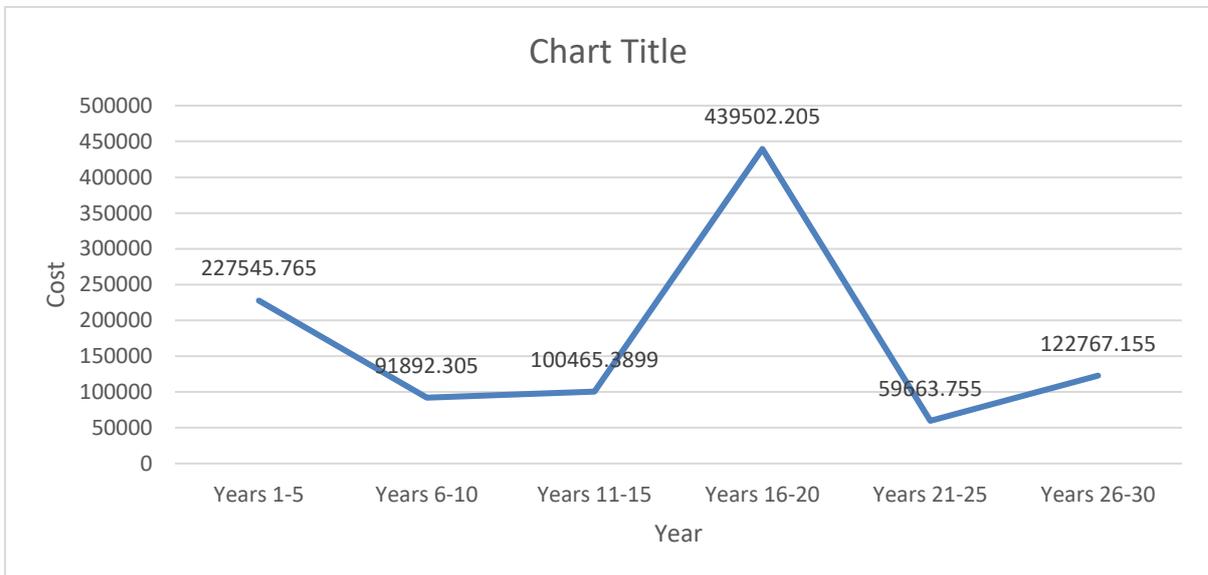


Chart 2.1.7 PPM costs projected over 30 years

### 2.4.3 Costs by BCIS categories at 5-yearly intervals

Table 2.1.8 below shows the cumulative costs by elements at 5 yearly intervals, over 30 years broken down by BCIS elements. The final column reflects the cumulative costs for these elements over a 30-year duration.

L2 Description	Sum of Years 1-5	Sum of Years 6-10	Sum of Years 11-15	Sum of Years 16-20	Sum of Years 21-25	Sum of Years 26-30	Sum of Cumulative total at 30 Year
Air Handling/ Ventilating Systems	200.00	0.00	200.00	28,000.00	3,200.00	8,200.00	36,600.00
Ceiling Finishes	0.00	0.00	35,400.00	51,120.00	0.00	0.00	86,520.00
Communication Installations	900.00	1,800.00	900.00	900.00	0.00	0.00	4,500.00
Drainage	14,400.00	0.00	0.00	0.00	0.00	0.00	14,400.00
Electrical Installation	2,400.00	4,800.00	2,400.00	19,900.00	0.00	0.00	29,500.00
External Walls	14,264.40	1,889.40	7,691.80	4,389.40	1,262.20	2,051.80	30,449.20
Fittings and Furnishings	32,500.00	0.00	3,500.00	134,500.00	0.00	32,500.00	203,000.00
Floor Finishes	32,280.00	10,555.00	7,540.00	33,670.00	10,555.00	18,010.00	102,180.00
Frame	0.00	3,200.00	0.00	0.00	0.00	0.00	3,200.00
Heat Source/ Cooling	1,300.00	650.00	1,300.00	12,500.00	0.00	0.00	15,750.00
Internal Doors	874.20	3,525.00	0.00	35,155.40	1,692.00	1,692.00	41,246.60
Internal Finishes	11,798.18	30,868.43	21,996.00	12,432.68	28,682.93	31,502.93	137,175.38
Protective Equipment	1,400.00	2,800.00	1,400.00	3,400.00	0.00	0.00	9,000.00
Roof	5,745.00	6,598.80	64.86	15,052.90	0.00	10,678.80	38,140.36
Sanitary Appliances	1,410.00	0.00	0.00	14,930.00	0.00	0.00	16,340.00
Site Works	0.00	5,250.00	250.00	0.00	0.00	0.00	5,500.00
Stairs	0.00	0.00	0.00	38,125.00	0.00	0.00	38,125.00
Substructure	18,460.00	3,602.45	2,340.00	1,560.00	0.00	4,160.00	30,122.45
Thermal Units / Comfort	2,500.00	0.00	2,500.00	0.00	2,500.00	2,500.00	10,000.00
Wall Finishes	15,491.63	13,571.63	12,686.63	1,397.23	11,071.63	11,071.63	65,273.15
Water & Fuel Installation	0.00	0.00	0.00	6,000.00	0.00	0.00	6,000.00
Windows and External Doors	71,622.36	2,781.60	296.10	26,469.60	700.00	400.00	101,869.66
<b>Total</b>	<b>227,545.77</b>	<b>91,892.31</b>	<b>100,465.39</b>	<b>439,502.20</b>	<b>59,663.76</b>	<b>122,767.16</b>	<b>1,024,891.79</b>

Table 2.1.8: Costs by BCIS elements at 5 yearly intervals

### 2.4.4 Photographs



Photo 2.1 General view of the Blakehay Theatre.



Photo 2.2.: Further cornice erosion.



Photo 2.3: Front elevation corning with spalled stone eroded and pollution staining. Plastic hopper head and downpipe arrangement has previously been leaking causing stone saturation.



Photo 2.4: View of the front gable pediment and table stone course with general erosion and pollution staining.



Photo 2.5: Ducted ventilation plant sited on the roof and serving the auditorium and second rehearsal stage room.



Photo 2.6: Flat roof areas with polycarbonate roof lights prone to ponding rainwater and silting due to poor gradients across the roof.



Photo 2.7: View of cut edge corrosion to the metal colour coated roof over the auditorium.



Photo 2.8: View of the rear lean-to roof with asbestos containing material.



Photo 2.9: Penetrating dampness around café/bar windows



Photo 2.10: General view of the boiler room and basement location



Photo 2.11: Typical metal frame window unit with deterioration evident and unmaintained condition



Photo 2.12: Dampness penetrating to the left elevation and migrating through to the entrance foyer



Photo 2.13: Poor detailing at rainwater outlet



Photo 2.14: Cracks between copings and to render. DPC missing.

### 3. Weston Museum

Personnel Inspecting	Date of Visit	Weather Conditions at the time	If accompanied and by whom
Phil Robinson	24/10/2023	Sunny	

#### 3.1 Situation and description

The present home of Weston Museum is the former industrial premises of the Weston Gaslight Company. It is a Grade II listed building. It was designed and built by local architects Hans Fowler Price and William Jane in 1912 to house the company's stores and distribution workshops, incorporating an existing stable yard in its construction.

The building has received substantial Lottery funding and consequently been comprehensively refurbished and repaired. The internal layout of the building allows for a large central open plan 'walk-around' museum with side rooms for displays and events. There is a reception and café location with seating with further display rooms and function areas to the first floor along with office space and staff kitchenette facility.

Built around solid stone elevations of 'brought to course' stonework to the front elevation with part stone, part brick side and rear elevations. The museum is sandwiched between terraced housing to the sides and rear with Clara's Cottage (part of the museum) to the left side, which is an adjoining period house.

The roof is a flat precast concrete structure with torched on bituminous felt covering. The central atrium of the roof is a timber/steel structured powder coated aluminium, with double glazed pitched aperture that drains to the flat roof surrounding. A further pitched roof formed in timber structure with encapsulated asbestos sheeting is serving the area above the Function Room. Clara's Cottage utilises a traditional timber roof structure (fundamentally replaced) with tiled roof coverings to the main pitched roof and rear lean-to extension.

The windows are predominantly painted timber sash units to the frontage with modern Velux roof lights to the right side lean-to tiled roof. Windows are believed to have been bricked over to the rear and original side elevation decades ago.

The main entrances, to the front are large painted timber doors, which lead to more modern powder coated double doors and thoroughfare to the ground floor of the museum. A secondary front entrance formed in similar large timber doors provides access to school parties into the events rooms positioned to the left side of the museum. Clara's cottage front and rear doors are period style painted timber units.

Ground floor is formed in concrete with areas of brick/timber cobble, welded vinyl, and carpet tiling. The first floor is mainly precast concrete planks with similar welded vinyl and carpet tiled locations. Clara's cottage appears to utilise a concrete floor and suspended timber joist structure to the first floor. Carpet finishes are noted, mindful of the Grade II Listing the Cottage allows for sealed period rooms with original carpet.

Internal walls are predominantly solid with occasional sub-division walls in timber stud with boarded and plaster finishes. Clara's Cottage internal walls are mainly solid with period authentic wall papers to sealed glazed (show)rooms, elsewhere plaster finishes with emulsion to the office locations.

Internal stairs within the museum are both standard timber stairs to back-of-house access locations and bespoke steel and aluminium with atrium steel walkways. An accessibility lift is provided within

the main floor space for ground to first floor travel. The internal stairs in Clara's Cottage appear to be timber in structure with carpet covering.

Servicing, allow for main 3-phase electricity power, mains gas and mains drainage. The museum also is served by zonal intruder alarms, fire detection, low pressure hot water radiators and electrical convector heaters, zonal lighting, small power facilities and telecommunication installation.

### **3.2 Condition of fabric elements**

The main issue noted at the museum is the outward rotational movement to the front ground floor bay structures with cracking evident at the bay – elevation abutments. This requires further investigation with potential for structural strapping between the affected masonry to prevent further rotation outward.

There appears to be encapsulated asbestos roof sheets serving the pitched structure over the first-floor function room. Presently, this shows no indication of wear and failure of the heavy paint encapsulation. Work to replace it would be expensive and onerous if the need arose.

Internally, there are many locations where lower wall brickwork and plaster are exhibiting rising dampness and failing brick faces and finishes due to no damp proof course being present. The Listed Building status makes preventative dampness work restrictive but there will come a time when isolated piece-meal brick replacement will be required to keep loadbearing internal walls stable.

Isolated roof leakage stains are noted. we believe these have been predominantly rectified where staining has affected rooms and upper locations around the atrium, but such aspects will require proactive approaches to avoid rapidly worsening. Roof cleansing of debris and gutter blockages are potentially damaging if not frequently undertaken.

Back-of-house rooms exhibit penetrating dampness around and above window heads that has been present for a long time. Such rooms may be regarded as infrequently used but other locations such as offices to both the left- and right-hand first floor wing could be construed as an unhealthy environment for office work with such damp present. Budget for further investigation and costing to alleviate.

Clara's Cottage exhibits wet rot to isolated timber window units requiring splicing in of new timber with epoxy repairs prior to redecorating in short term.

The cottage also exhibits a degree of settlement to the front elevation around the front door head and window above indicative of past movement. Records may show stabilising work has been undertaken but these need clarification. If nothing is forthcoming, then further investigative work should be instigated to ensure the movement is arrested.

### **3.3 Condition of Mechanical and Electrical services**

The mechanical and electrical services are believed to have been renewed as part of the Lottery funding some 6-8 years ago. I envisage on-going servicing requirements will be budgeted for along with main boiler replacement in 15 years.

### **3.4 Items where further investigation is advised:**

- External drainage prone to backing up and flooding rooms. Allow for CCTV inspection.

- Damp in RM09, RM30,0044, RM28, RM20, RM22, 1<sup>st</sup> floor Store G, lobby to Office H, RM07, Clara's building communal area, RM16, RM31, 1<sup>st</sup> floor function room, F-RM05
- Isolated leaking at rooflights at main roof- possible channel or gaskets issue.
- Cracking evident in fire escape
- Stone erosion to external walls
- Confirm whether safety glazing is required to sash windows of Events Room.
- Boarded windows RM20 (provisional sum for any potential defects behind boarding)

### 3.5 Costs of condition C and D items

The following table 3.1.5 breaks down the identified costs grouped by BCIS elements and the total spend to bring all condition C and D rated items to a Grade B or better. This section is to be read with the PPM schedule (issued separately). The main costs in this section relate to internal finishes and stone and external wall repairs.

L4 Description	ConditionRating	Sum of BaseCost
Brick	C	7,015.00
Brick	D	400.00
Built-Up Felt Roof - Triple	C	1,044.00
Carpet tiles	C	1,400.00
Clay Tiles	D	70.50
Formica Panelling	D	180.00
Further Investigation	D	750.00
Internal Finishes	C	58,640.00
Internal Finishes	D	11,930.00
Lead Flashings/Soakers/Aprons	C	800.00
Mineral Tile Suspended Ceiling	D	1,260.00
Natural Stone	C	37,100.00
Natural Stone	D	9,700.00
Other	C	550.00
Other	D	900.00
Painted finish	C	3,500.00
Patent Glazing	D	500.00
Plasterboard	C	1,500.00
Render/Plaster	C	125.00
Softwood	D	535.25
Softwood Casement	D	600.00
Softwood Sash Windows	C	1,600.00
Softwood Sash Windows	D	35.25
Steel Railing Gate	C	50.00
Stone Wall	C	705.00
UPVC Downpipes	D	70.50
Wall Paper	C	1,184.40
Wall Paper	D	789.60
Welded vinyl sheet	C	250.00
<b>Total</b>		<b>143,184.50</b>

Chart 3.1.5 Costs for C and D rated items.

### 3.5.1 PPM costs over 5 years

Chart 3.1.6 shows the estimated spend for all elements, each year for 5 years. This includes items rated as C and D from the table above. The costs in year three are attributable mainly to the renewal of internal finishes.

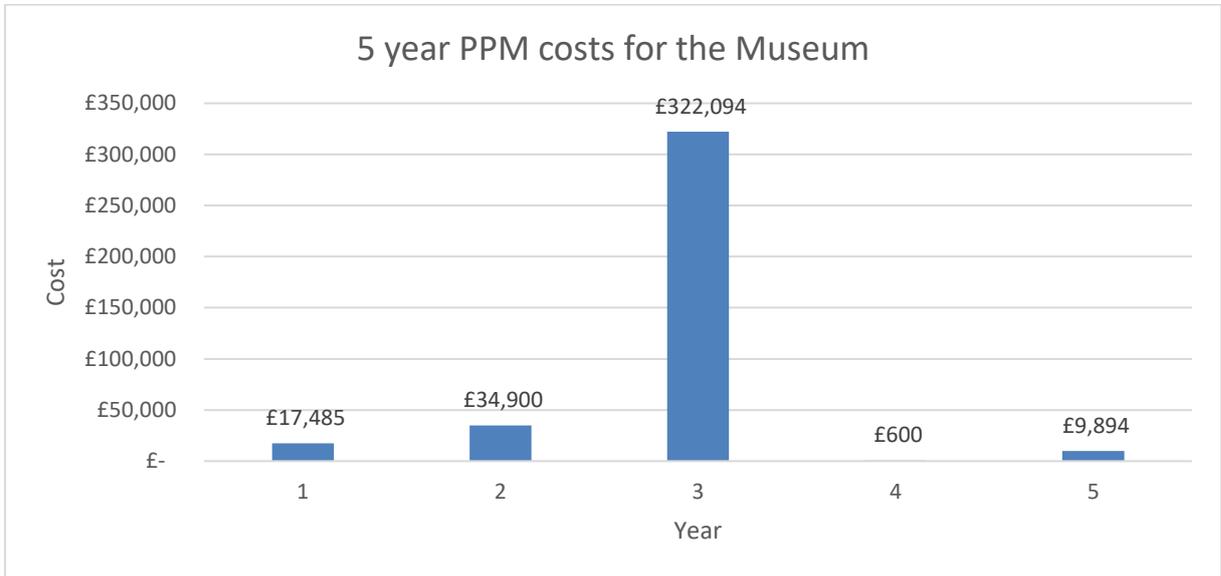


Chart 2.1.6 PPM costs over 5 years.

### 3.5.2 PPM costs projected over 30 years.

Chart 3.1.7 shows the projected PPM costs in 5 yearly periods over 30 years, and table 3.1.8 breaks these costs down by BCIS categories.

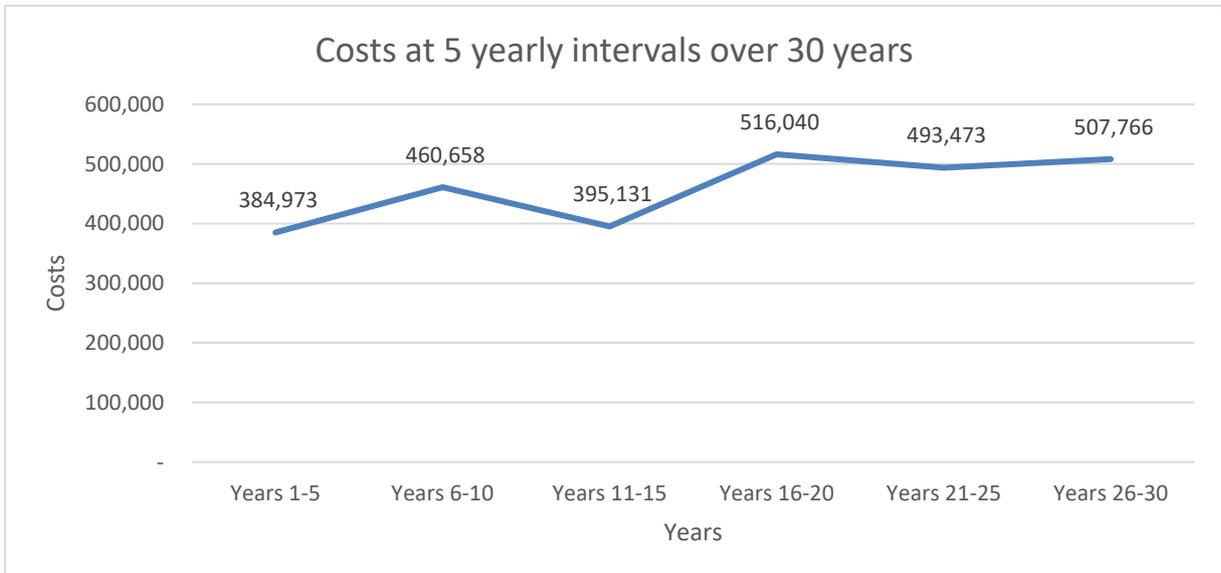


Chart 3.1.7 PPM costs projected over 30 years.

### 3.5.3 Costs by BCIS categories at 5 yearly intervals

Table 5.1.8 below shows the cumulative costs by elements at 5 yearly intervals, over 30 years broken down by BCIS elements. The final column reflects the cumulative costs for these elements over a 30-year duration.

L2 Description	Sum of Years 1-5	Sum of Years 6-10	Sum of Years 11-15	Sum of Years 16-20	Sum of Years 21-25	Sum of Years 26-30	Sum of Total 30 Year
Ceiling Finishes	2,710.00	0.00	0.00	293,243.70	0.00	2,910.00	298,863.70
Communication Installations	800.00	800.00	800.00	800.00	800.00	0.00	4,000.00
Drainage	750.00	0.00	0.00	0.00	0.00	0.00	750.00
Electrical Installation	2,500.00	2,500.00	6,500.00	2,500.00	3,250.00	4,000.00	21,250.00
External Walls	14,480.00	4,866.25	11,780.00	2,866.25	2,000.00	2,866.25	38,858.75
Fittings and Furnishings	0.00	14,124.60	8,000.00	1,174.60	0.00	1,174.60	24,473.80
Floor Finishes	2,915.00	46,060.00	21,000.00	0.00	31,660.00	35,400.00	137,035.00
Frame	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Heat Source/ Cooling	150.00	1,350.00	150.00	150.00	150.00	1,200.00	3,150.00
Internal Doors	15,800.00	400.00	960.00	18,539.00	0.00	960.00	36,659.00
Internal Finishes	212,711.00	212,711.00	212,711.00	26,870.00	197,121.00	201,431.00	1,063,555.00
Lift and Conveyor Installations	800.00	1,600.00	800.00	800.00	20,000.00	0.00	24,000.00
Protective Equipment	550.00	550.00	550.00	550.00	550.00	1,200.00	3,950.00
Roof	1,685.00	42,500.00	4,338.00	130,160.50	65,640.00	53,914.00	298,237.50
Sanitary Appliances	0.00	0.00	5,950.00	0.00	0.00	3,500.00	9,450.00
Site Works	50.00	1,555.00	720.00	50.00	50.00	50.00	2,475.00
Stairs	0.00	1,200.00	0.00	1,548.60	1,200.00	22,925.00	26,873.60
Substructure	0.00	5,625.00	0.00	11,500.00	0.00	1,840.00	18,965.00
Thermal Units / Comfort	0.00	0.00	0.00	14,000.00	0.00	0.00	14,000.00
Wall Finishes	118,508.60	114,563.60	113,379.20	2,524.00	114,159.20	158,382.04	621,516.64
Water & Fuel Installation	400.00	400.00	400.00	800.00	1,000.00	0.00	3,000.00
Windows and External Doors	10,163.50	9,853.00	7,093.00	5,963.48	55,893.00	16,013.00	104,978.98
<b>Total</b>	<b>384,973.10</b>	<b>460,658.45</b>	<b>395,131.20</b>	<b>514,040.13</b>	<b>493,473.20</b>	<b>507,765.89</b>	<b>2,756,041.97</b>

Table 3.1.8 Costs by BCIS elements at 5-yearly intervals over 30 years

### 3.5.4 Photographs



Photo 3.2.1  
General view of front elevation



Photo 3.2.2  
Rotational movement noted to the bays structure away from the front elevation.



Photo 3.2.3  
Silting and blockage to the front bay roofs.



Photo 3.2.4  
Spalling surfaces and rotational movement of the bay.



Photo 3.2.5  
View of the roof glazed atrium  
and fat roof around



Photo 3.2.6  
View of the encapsulated  
asbestos roof over the Function  
Room. Temporary Acrypol  
repairs to cornice junctions.



Photo 3.2.7  
View of the 2nr gas fired boilers



Photo 3.2.8  
General view internally showing  
the central atrium and atrium roof  
light.

## 4. 32 Waterloo Street (HQ Building)

Personnel Inspecting	Date of Visit	Weather Conditions at the time	If accompanied and by whom
Greg Battarbee	29/1/2024	Overcast	

### 4.1 General Condition of Property (Grade C&D items)

### 4.2 Situation and description

32 Waterloo Street, previously the Mercury Printing offices was built in 1885. Designed by notable architect Hans Price in Exuberant Dutch Baroque style, it is a grade 2 listed building. List entry number 1138161.

The building was undergoing refurbishment at the time of the survey. This included refurbishment to the pitched roof of the tower and new stonework and internal refurbishment to the ground floor and the public facing areas at the front of the building.

The refurbishment included installation of new Air Handling Units (AHUs) on the first-floor roof externally, and new air conditioning and panel heaters internally, along with an electrical rewire.

The works were not complete. This report assumes new internal finishes to the ground floor, and public facing areas on the 1<sup>st</sup> and 2<sup>nd</sup> floors. It also assumes areas where 'making good' will be required as part of the refurbishment, typically following the electric and services installations.

### 4.3 Condition of fabric elements

This report assumes new decorative finishes to the ground floor and public facing areas of the first, second and third floors.

### 4.4 Condition of Mechanical and Electrical services

With the recent refurbishment, new air conditioning and electric panel heaters have been installed internally and there are new air handling units on the roof. The refurbishment included a rewire to all floors.

### 4.5 Items where further investigation is advised:

- Cracks above the lintels internally and externally to the Finance and development / marketing office on the second floor.
- Horizontal and vertical crack at the external wall of the Town Council store on the ground floor.
- Severe damp penetration to the Mayor's office on the first floor. There is a lead flat roof above here which has splits to the roll joints and needs replacement. Unsure if this will be addressed in the current refurbishment works.
- Severe damp penetration at high level in the Local Studies room. This location is where the pitched roof meets the wall of the tower. The rear pitched roof has had a new breathable membrane installed but unsure if the current refurbishment works extend to all areas of the pitched roof.
- There is a small area of damp penetration in the corridor adjacent to the Meeting Room on the second floor.
- There is a damp stain to the boxing of the downpipe in the 1<sup>st</sup> floor kitchen where further investigation is recommended.

#### 4.6 Costs of condition C and D items

The following table 4.1.5 breaks down the identified costs grouped by BCIS elements and the total spend to bring all condition C and D rated items to a Grade B or better. This section is to be read with the PPM schedule (issued separately).

L4 Description	ConditionRating	Sum of BaseCost
Built-Up Felt Roof - Triple	C	300.00
Lead Flashings/Soakers/Aprons	C	1,621.50
Lead Flashings/Soakers/Aprons	D	65.86
Lead Sheet Covering	D	900.00
Lime Mortar	C	355.32
Paint	C	1,000.00
Paint	D	1,008.46
Paint (Other)	D	3,000.00
Paint to Timber	C	179.90
Proprietary Unit	C	950.00
Render	C	1,000.00
Stone Wall	C	750.00
UPVC Sheet	C	408.62
Wire Security Mesh	C	253.80
<b>Total</b>		<b>11,793.46</b>

Chart 4.1.5 Costs for C and D rated items

The main costs in this section relate to the replacement of the lead covered flat roof on the 2nd floor above the Mayor's office, repair of the flashings and soakers to the mineral felt flat roof at the 1<sup>st</sup> floor, render repairs to the rear wall, and further investigations of the damp penetration in the Mayors office, local studies room, and the corridor adjacent to the meeting room on the second floor.

##### 4.6.1 PPM costs over 5 years

Chart 4.1.6 shows the estimated spend for all elements, each year for 5 years. This includes items rated as C and D from the table above. The larger costs in year 3 relate to internal decorations and finishes, particularly carpets for the areas not addressed in the current refurbishment.

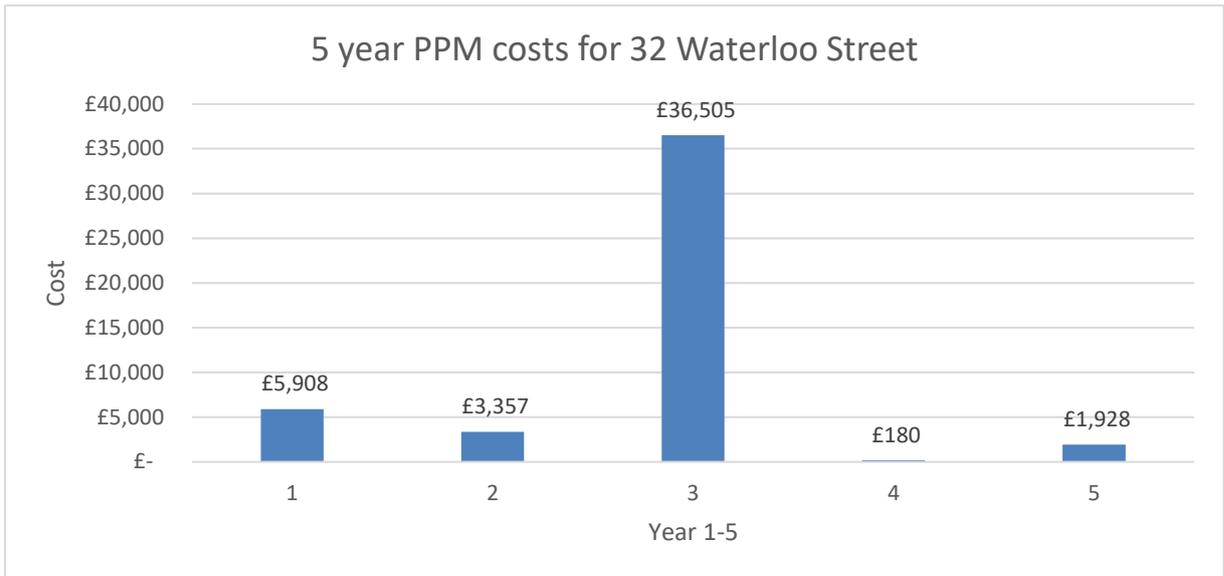


Chart 4.1.6 PPM costs over 5 years

#### 4.6.2 PPM costs projected over 30 years

Chart 4.1.7 shows the projected PPM costs in 5 yearly periods over 30 years, and table 4.1.8 breaks these costs down by categories. The larger costs in years 11-15 are attributed largely to MEP installations, such as the AHUs, along with flat roof renewal.

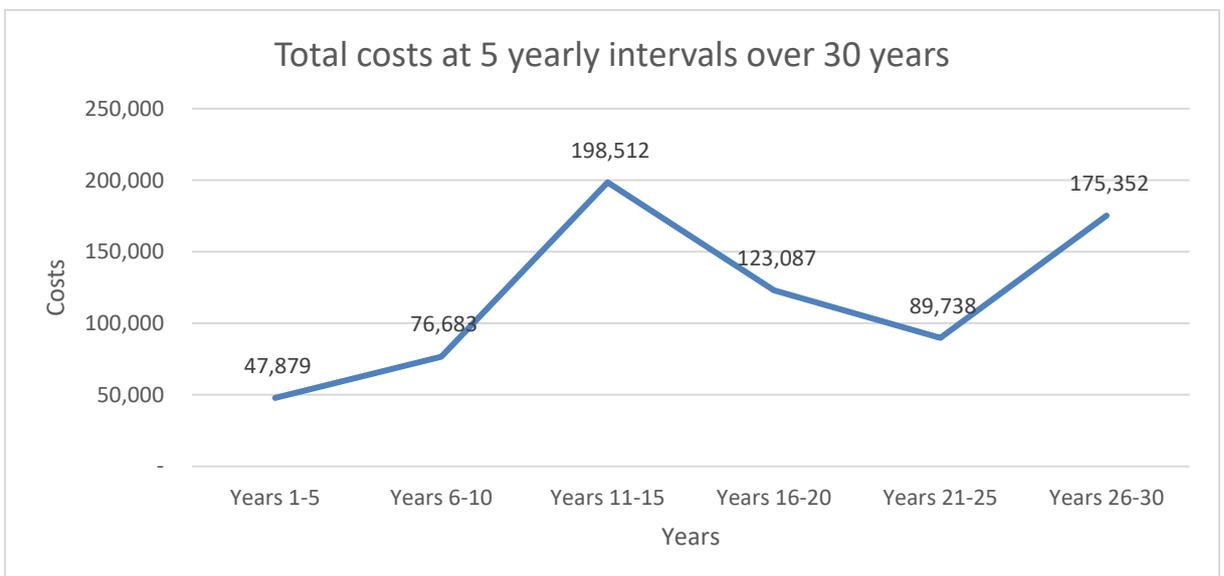


Chart 4.1.7 PPM costs projected over 30 years

#### 4.6.3 Costs by BCIS categories at 5 yearly intervals

Table 4.1.8 below shows the cumulative costs by elements at 5 yearly intervals, over 30 years broken down by BCIS elements. The final column reflects the cumulative costs for these elements over a 30-year duration.

L2 Description	Sum of Years 1-5	Sum of Years 6-10	Sum of Years 11-15	Sum of Years 16-20	Sum of Years 21-25	Sum of Years 26-30	Sum of Cumulative total at 30 Year
Air Handling/ Ventilating Systems	0.00	0.00	81,600.00	63,000.00	0.00	81,600.00	226,200.00
Ceiling Finishes	3,376.44	2,404.33	14,528.92	1,417.05	19,994.08	2,395.87	44,116.70
Drainage	0.00	0.00	1,750.00	0.00	0.00	0.00	1,750.00
Electrical Installation	0.00	0.00	3,375.00	0.00	35,850.00	0.00	39,225.00
External Walls	1,355.32	4,500.00	2,820.00	0.00	0.00	355.32	9,030.64
Fittings and Furnishings	0.00	0.00	7,000.00	0.00	0.00	0.00	7,000.00
Floor Finishes	20,459.42	2,360.85	17,143.36	20,459.42	1,818.00	17,686.21	79,927.25
Heat Source/ Cooling	0.00	0.00	8,000.00	0.00	0.00	8,000.00	16,000.00
Internal Doors	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Protective Equipment	0.00	600.00	0.00	0.00	0.00	600.00	1,200.00
Roof	4,109.90	32,696.32	2,223.50	1,687.36	2,521.50	6,671.32	49,909.90
Sanitary Appliances	0.00	0.00	0.00	1,500.00	1,950.00	8,030.00	11,480.00
Site Works	750.00	0.00	0.00	0.00	0.00	3,000.00	3,750.00
Stairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Substructure	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Thermal Units / Comfort	0.00	8,000.00	10,000.00	8,000.00	0.00	18,000.00	44,000.00
Wall Finishes	17,393.94	25,941.49	25,941.49	12,291.88	25,197.15	27,141.49	133,907.44
Windows and External Doors	433.70	179.90	24,130.20	14,731.10	2,407.70	1,871.90	43,754.50
<b>Total</b>	<b>47,878.72</b>	<b>76,682.89</b>	<b>198,512.47</b>	<b>123,086.81</b>	<b>89,738.43</b>	<b>175,352.11</b>	<b>711,251.43</b>

Table 4.1.8 Costs by BCIS elements at 5 yearly intervals

#### 4.6.4 Photographs



Photo 4.2.1

Front elevation. Building undergoing refurbishment at the time of inspection.



Photo 4.2.2  
Rear elevation.



Photo 4.2.3  
Cracking at high level in the  
Town Council Store. Further  
investigation advised. Possible  
lack of bonding between stone  
external wall and brick internal  
wall.

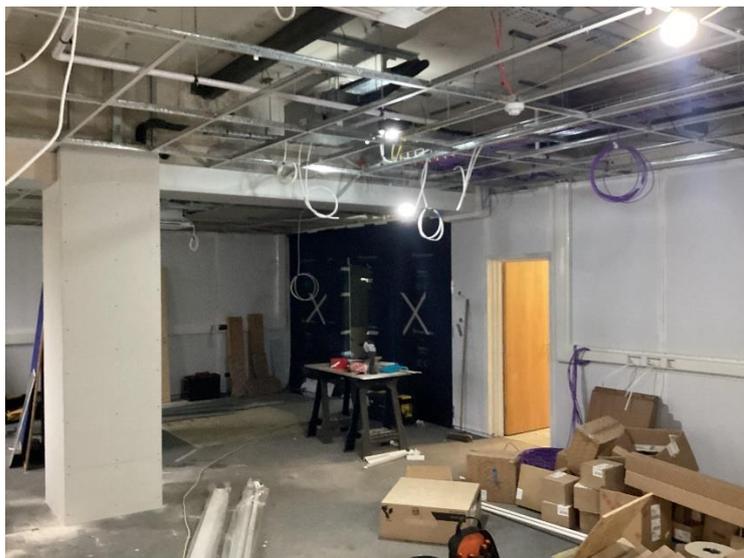


Photo 4.2.4

Building currently undergoing refurbishment. This reports that the public facing areas will be completed to an A4 rating upon completion.



Photo 4.2.5

Damp stains to boxing in 1<sup>st</sup> floor kitchen and ripped vinyl flooring.



Photo 4.2.6

Damp penetration in the Town Council Archive room. The roof above here has recently been refurbished which is expected to have fixed the problem. Internal decoration still required.



Photo 4.2.7

Built up of debris against wall to tower. Below here there is damp penetration to the Local Studies Room.



Photo 4.2.8

Damp penetration at high level in the Local Studies room. There is a pitched roof above here where it abuts the tower. Part of the roof to the rear has received a new breathable felt but I am unsure if all the roof has been refurbished. This part was not available for inspection externally due to the position of the scaffold.



Photo 4.2.9

Breathable underlay to the rear pitched roof at the second floor. Unsure if the whole roof has been or will be included in the refurbishment.



Photo 4.2.10

Split to roll joint at flat roof above  
Mayor's office.



Photo 4.2.11

Damp penetration at high level to Mayors Office.



Photo 4.2.12

Cracking above window lintels at the 2<sup>nd</sup> floor. Further investigation advised.



Photo 4.2.13

Missing lead flashings at parapet at the 2<sup>nd</sup> floor roof.



Photo 4.2.11

Localised damage to roof covering at the 2<sup>nd</sup> floor.



Photo 4.2.12

Deteriorating roof lights. Notes cracking to the edge of the polycarbonate cover.

## 5. Water Park and public toilets

Personnel Inspecting	Date of Visit	Weather Conditions at the time	If accompanied and by whom
Greg Battarbee	29/1/2024	Overcast	

### 5.1 General Condition of Property (Grade C&D items)

### 5.2 Situation and description

The Water park is situated just behind the seafront promenade adjacent to Knightstone Road. The park is a collection of temporary timber and metal structures that comprise the café, the visitors centre, the accessible toilet and changing rooms and various storage sheds.

The survey has included the site boundaries and enclosures and the various outbuildings. It has excluded the play structures themselves as a separate specialist report has been commissioned relating to the safety of these structures.

### 5.3 Condition of fabric elements

#### The Water Park

The Water Park café was inspected externally. This building is tenanted, and no access was available internally. Externally, it is generally in satisfactory condition except for a small timber portico to the rear which is lacking a roof covering and the plywood deck is delaminating.

The visitors' centre is in satisfactory condition. There is a small area of algal growth at one corner. Regular timber treatment will help extend the buildings service life.

The accessible toilet and changing room building is showing signs of timber decay externally and internally and requires further investigation. This is probably caused or exacerbated by the insufficient plinth/upstand at ground level.

The metal storage shed next to the café is in poor condition with extensive corrosion to the rear of the building.

The perimeter wall is generally satisfactory however there are a couple of areas where the wall is in poor condition and requires repair and/or further investigation most notably at the north-east corner near Park Place, and the wall near the boundary with Crazy Hills Putting where a large tree external to the site appears to be undermining the stability of the wall.

The grassed area of the adventure park has several animal sets which present a trip hazard for users of the site. Further investigation and consideration of a management strategy for this issue is required.

#### Public Toilets

This section of the report includes surveys of the toilets in Uphill, Clarence Park, Ashcombe Park, and the Maltings. The Grove Park toilets were excluded as they are currently closed due to asbestos related health and safety concerns. The toilets at Milton Road cemetery are included in that section of the report.

The public toilets included in this section have been reconfigured in recent years to provide a single accessible toilet in each location, rather than the traditional male and female areas. This has typically been created with the addition of a structural beam, and the removal of the separating wall.

The decoration in the service area behind the public facing area is largely unfinished, but that may be sufficient for its current use. Consideration should be given to the fire protection provided to the new structural beam, whether intumescent paint or boxing in with plasterboard.

There are small areas of damp penetration at Uphill, but more pressing is the damp penetration to the service area at Clarence Park, this is located just above the electrical consumer unit which could present a health and safety concern.

The toilet at the Maltings was closed to the public at the time of the survey following arson, where the baby changing table was set alight. The ducting to the extractor fan should be reinstated or the hole should be covered to address the need for fire compartmentation.

The roof of the Maltings tends to pond and there was suspicion of a small leak on the service area floor internally. Further investigation is advised.

### **5.3.1 Condition of Mechanical and Electrical services**

The security alarm appeared to be operating on the day of inspection.

### **5.3.2 Items where further investigation is advised:**

#### Water Park

- The animal sets and a strategy for managing them is recommended for further investigation.
- Damp and timber decay in the accessible toilets and changing rooms.
- Cracking to perimeter wall at the north-east corner and where the large tree appears to be affecting the stability of the wall to the west side.

#### Public toilets

- Fire protection to exposed structural beams at Uphill and Ashcombe Park toilets.
- The steel beam at Ashcombe Park toilet does not appear to meet 150mm of bearing on to the supporting wall.
- Damp penetration at both Uphill and Clarence Park toilets.
- Ponding and possible leak to the roof covering of the Maltings.

### **5.3.3 Costs of condition C and D items**

The following table 5.1.5 breaks down the identified costs grouped by BCIS elements and the total spend to bring all condition C and D rated items to a Grade B or better. This section is to be read with the PPM schedule (issued separately).

At the Water Park the main costs relate to the replacement of some of the ancillary buildings such as the metal shed near the Water Park Café and the changing rooms / accessible toilet and stone repairs to the perimeter wall.

The roof to the Clarence Park toilets also needs some attention.

L4 Description	ConditionRating	Sum of BaseCost
Ancillary Buildings	C	30,000.00
Built-Up Felt Roof - Double	C	4,800.00
Built-Up Felt Roof - Double	D	120.00
Built-Up Felt Roof - Triple	D	150.00
Cast Iron Gutters & Downpipes	C	340.00
Cement Mortar	C	609.12
Decorate Brickwork	C	203.04
Further Investigation	C	2,000.00
General	D	505.00
Lead Flashings/Soakers/Aprons	D	129.72
Paint	D	8.46
Steel Frame	C	320.00
Steel Frame	D	510.00
Stone Wall	D	3,900.00
Timber Cladding	C	676.80
Timber Gate	D	750.00
Timber Post and Rail Fence	C	550.00
UPVC Gutters and downpipes	C	270.00
UPVC Gutters and downpipes	D	180.00
<b>Total</b>		<b>46,022.14</b>

Table 5.1.5 Costs for C and D rated items

### 5.3.4 PPM costs over 5 years

Chart 5.1.6 shows the estimated spend for all elements, each year for 5 years. This includes items rated as C and D from the table above. The main costs in the first 5 years relate to replacement of the accessible toilet and changing room building and the metal shed at the Water Park, perimeter wall repair, along with further investigations into the damp penetration and fire protection to the supporting steel beams at Uphill, Clarence Park and Ashcombe Park toilets.

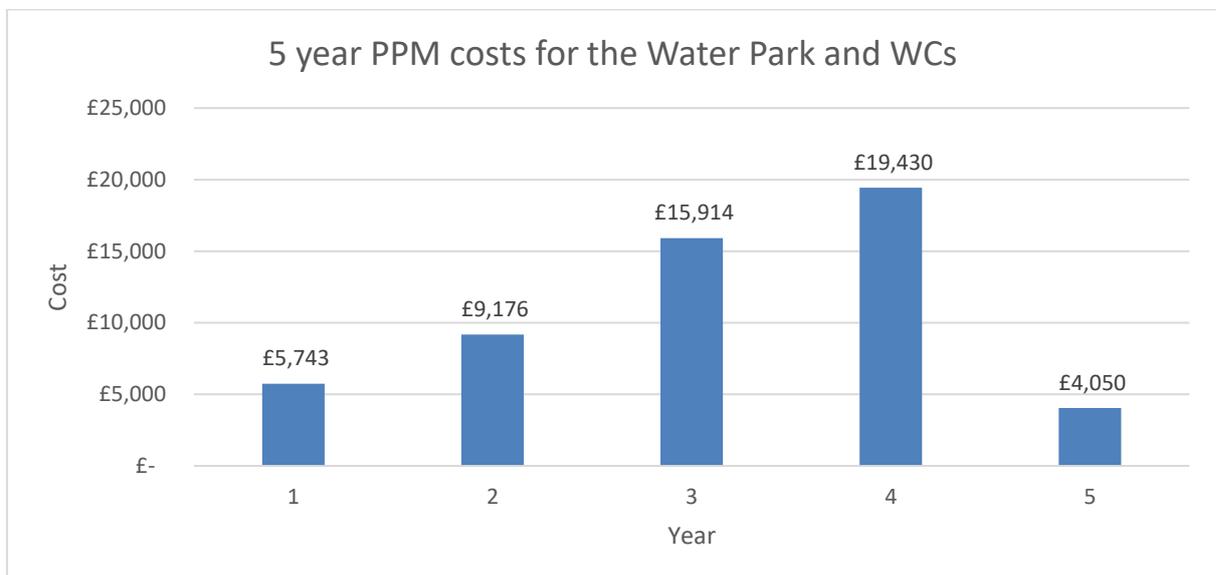


Chart 5.1.6 PPM costs over 5 years.

### 5.3.5 PPM costs projected over 30 years

Chart 5.1.7 shows the projected PPM costs in 5 yearly periods over 30 years, and table 5.1.8 breaks these costs down by categories. Table 5.1.8 breaks these costs down by BCIS elements.

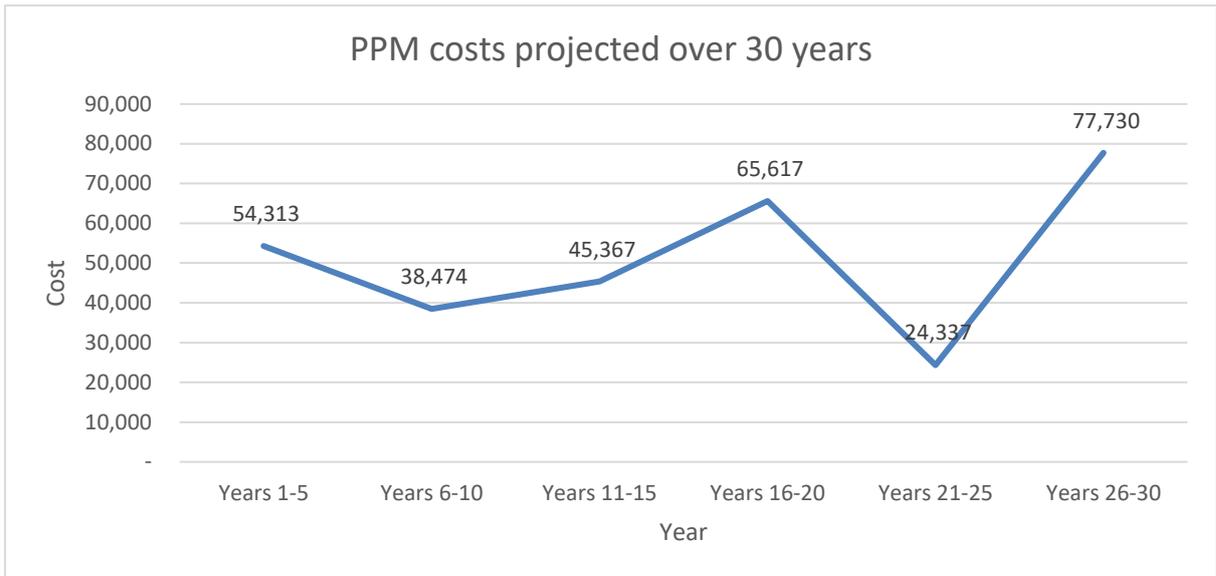


Chart 5.1.7 PPM costs projected over 30 years.

### 5.3.6 Costs by BCIS categories at 5 yearly intervals

Table 5.1.8 below shows the cumulative costs by elements at 5 yearly intervals, over 30 years broken down by BCIS elements. The final column reflects the cumulative costs for these elements over a 30-year duration.

L2 Description	Sum of Years 1-5	Sum of Years 6-10	Sum of Years 11-15	Sum of Years 16-20	Sum of Years 21-25	Sum of Years 26-30	Sum of Cumulative total 30 Year
Air Handling/ Ventilating Systems	2,400.00	2,800.00	2,400.00	2,800.00	2,400.00	400.00	13,200.00
Ceiling Finishes	2,008.46	617.58	617.58	1,548.18	617.58	609.12	6,018.50
Electrical Installation	4,750.00	2,400.00	1,540.00	250.00	2,400.00	4,750.00	16,090.00
External Walls	3,553.06	6,193.94	5,515.78	4,730.40	2,943.94	3,553.06	26,490.18
Fittings and Furnishings	0.00	400.00	2,000.00	3,500.00	0.00	0.00	5,900.00
Floor Finishes	0.00	0.00	4,550.64	0.00	0.00	4,550.64	9,101.28
Frame	0.00	320.00	0.00	0.00	0.00	0.00	320.00
Playing Fields	5.00	0.00	0.00	0.00	0.00	0.00	5.00
Roof	1,570.00	4,929.72	17,394.00	5,550.00	1,425.00	129.72	30,998.44
Sanitary Appliances	1,600.00	0.00	4,400.00	750.00	0.00	350.00	7,100.00
Site Works	37,750.00	18,500.00	2,550.00	34,850.00	14,550.00	58,650.00	166,849.99
Substructure	0.00	0.00	0.00	4,320.00	0.00	0.00	4,320.00
Wall Finishes	676.80	1,974.00	4,060.80	0.00	0.00	0.00	6,711.60
Windows and External Doors	0.00	338.40	338.40	7,318.40	0.00	4,737.60	12,732.80
<b>Total</b>	<b>54,313.32</b>	<b>38,473.64</b>	<b>45,367.20</b>	<b>65,616.98</b>	<b>24,336.52</b>	<b>77,730.14</b>	<b>305,837.79</b>

Table 5.1.8 Costs by BCIS elements at 5 yearly intervals

### 5.3.7 Photographs

The Water Park



Photo 5.2.1

Water Park Café external view.



Photo 5.2.2

Water Park Café rear view with  
absent roof covering to lean-to  
extension.



Photo 5.2.3

Algal growth to base of visitors centre.



Photo 5.2.4

Poor condition of perimeter wall near Park Place.



Photo 5.2.5

One of several animal sets across the site. These represent a trip hazard and further investigation is advised.



Photo 5.2.6

Large trees outside the site potentially undermining the stability of the wall. Further investigation advised.



Photo 5.2.7

Severe corrosion to metal shed. The shed is approaching the end of its service life.



Photo 5.2.8

Colourful mural. Peeling paint in places.



Photo 5.2.9

Front elevation of the accessible toilet and changing rooms.



Photo 5.2.10

Rot to timbers at low level. Lack of upstand to these timbers leaves them at risk of further deterioration.



Photo 5.2.11

Further evidence of timber decay internally.

#### Uphill Toilet



Photo 5.2.12

Front elevation of Uphill Public Toilet.



Photo 5.2.13

Structural beam. Shuttering for pad stones still in-situ. Allow for boxing in beam or consider fire protection measures.



Photo 5.2.14

Internal view of Uphill accessible toilet.



Photo 5.2.15

Flaking paintwork suggestive of damp penetration. Further investigation advised.



Photo 5.2.16

Deterioration to external gate to rear. The gate no longer opens without lifting.

Clarence Park Toilet



Photo 5.2.17

Front elevation of Clarence Park publicly accessible toilet. Note the algal growth to the wall to the left of the door.



Photo 5.2.18

Lack of dressing to the outflow from the parapet. Water currently cascades down the wall rather than being collected by the hopper, causing the algal growth on the wall.



Photo 5.2.19

Flaking paint at high level near the door. This could be related to the hopper issue externally.



Photo 5.2.20

Damp penetration at high level in the service area, near the consumer unit. This appears to be a different issue to the hopper issue and further investigation is advised.

## Ashcombe Park



Photo 5.2.21

Front elevation to Ashcombe Park public toilet.



Photo 5.2.22

The bearing of the structural beam is less than the recommended 150mm.

## The Maltings Toilet



Photo 5.2.23

General view of the Maltings Public toilet.



Photo 5.2.24

The roof shows signs of some ponding and areas where the rooflights have been covered over.

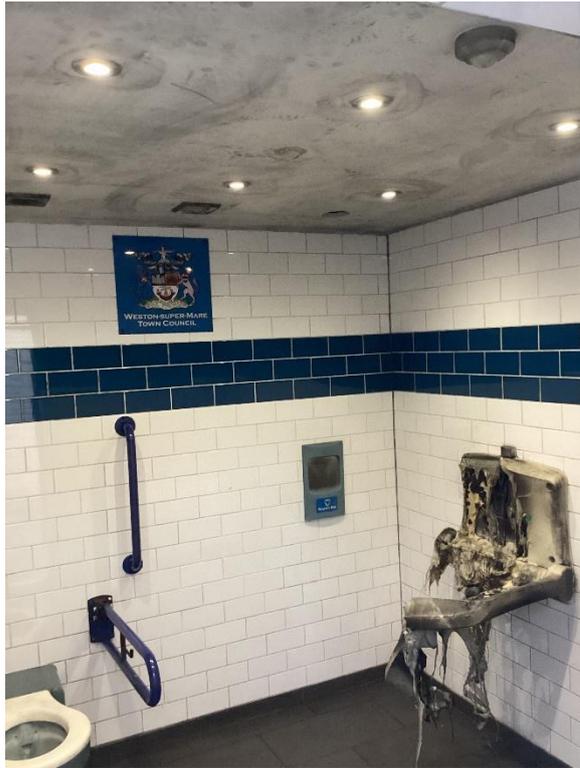


Photo 5.2.25

The public toilet had recently been subjected to arson and was closed to the public.



Photo 5.2.26

There is a lack of compartmentation at service voids between the accessible toilet and the service area.



Photo 5.2.27

Wood wool slabs form the structure. These do typically provide a degree of fire protection.

## 6. Milton Road Cemetery

Personnel Inspecting	Date of Visit	Weather Conditions at the time	If accompanied and by whom
Hong Lau	22/1/2024	Sunny	

### 6.1 General Condition of Property (Grade C&D items)

#### 6.1.1 Situation and description

The Milton Road cemetery site includes the Chapel, staff WC, Mess Room, Engine House and the public WCs which are currently not open to the public. The site perimeter and walled enclosure is included in the survey along with the tarmacadam paths.

#### 6.1.2 Condition of fabric elements

Generally, the Chapel is in satisfactory condition. There are a few loose floor tiles there would benefit from replacement. The perimeter wall on the west side of the site has become unstable in one area and requires repair. The tarmacadam paths vary in condition. Some areas are uneven and covered in moss. Allow for cleaning and repair of the paths in these areas.

The Asphalt flat roof to the toilet is in poor condition generally and has split along the drip detail to the gutter, exposing the concrete deck. The render to the public toilets is cracked in several places and is approaching the end of its service life.

#### 6.1.3 Condition of Mechanical and Electrical services

Allow for testing of the installation.

#### 6.1.4 Items where further investigation is advised:

None identified.

#### 6.1.5 Costs of condition C and D items

The following table 6.1.5 breaks down the identified costs grouped by BCIS elements and the total spend to bring all condition C and D rated items to a Grade B or better. This section is to be read with the PPM schedule (issued separately).

L4 Description	ConditionRating	Sum of BaseCost
Asphalt - Flat	D	1,425.00
Decorate Timber	C	33.84
Paint	C	177.66
Quarry Tiles	C	80.00
Render	C	800.00
Stone Wall	D	7,500.00
Tarmacadam	C	40,000.00
Tarmacadam	D	80.00
<b>Total</b>		<b>50,096.50</b>

Table 6.1.5 Costs for C and D rated items

### 6.1.6 PPM costs over 5 years

Chart 6.1.6 shows the estimated spend for all elements, each year for 5 years. This includes items rated as C and D from the table above. The main costs in the first year relate to rebuilding the retaining wall near the engine shed, and renewing the roof for the public toilets. In year three the costs are attributable mainly to repair sections of the tarmacadam path that most need it.

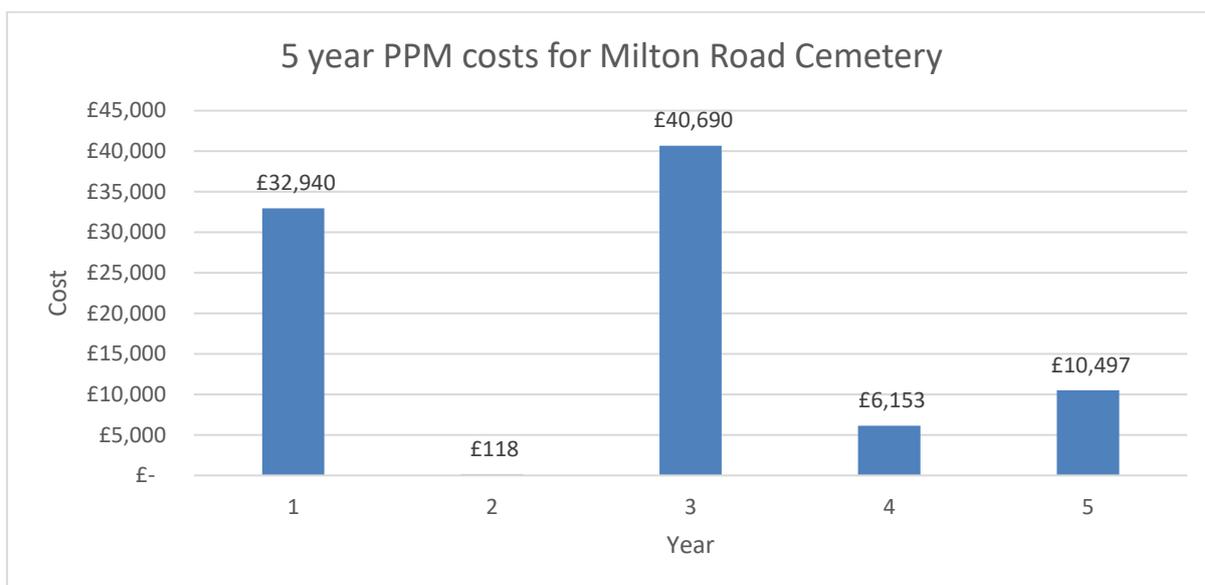


Chart 2.1.6 PPM costs over 5 years

### 6.1.7 PPM costs projected over 30 years

Chart 6.1.7 shows the projected PPM costs in 5 yearly periods over 30 years, and table 6.1.8 breaks these costs down by categories. Table 5.1.8 breaks these costs down by BCIS elements. The costs in years 10-15 are mainly attributable to repair or renewal of the remaining tarmacadam paths.

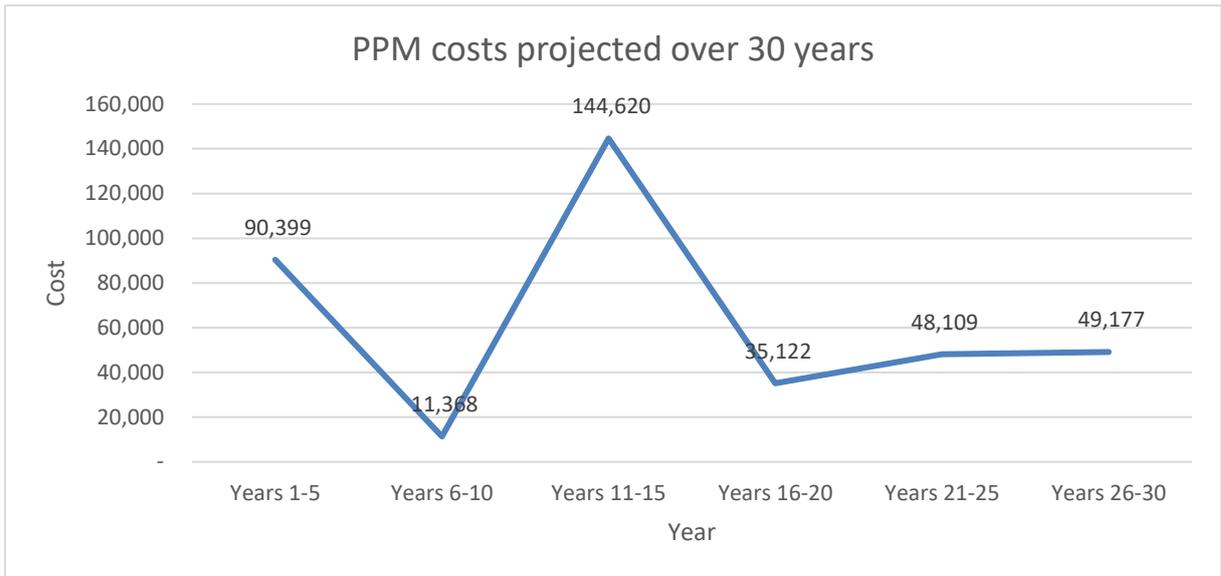


Chart 6.1.7 PPM costs projected over 30 years

### 6.1.8 Costs by BCIS categories at 5 yearly intervals

Table 5.1.8 below shows the cumulative costs by elements at 5 yearly intervals, over 30 years broken down by BCIS elements. The final column reflects the cumulative costs for these elements over a 30-year duration.

L2 Description	Sum of Years 1-5	Sum of Years 6-10	Sum of Years 11-15	Sum of Years 16-20	Sum of Years 21-25	Sum of Years 26-30	Sum of Total at 30 Years
Ceiling Finishes	939.06	2,457.66	939.06	879.84	3,950.82	939.06	10,105.50
Drainage	0.00	0.00	0.00	0.00	350.00	0.00	350.00
Electrical Installation	2,200.00	670.00	0.00	450.00	220.00	2,200.00	5,740.00
External Walls	833.84	33.84	908.04	0.00	7,783.84	33.84	9,593.40
Fittings and Furnishings	0.00	0.00	0.00	0.00	3,500.00	0.00	3,500.00
Floor Finishes	385.97	1,617.27	0.00	305.97	1,617.27	0.00	3,926.48
Heat Source/ Cooling	0.00	250.00	250.00	250.00	250.00	250.00	1,250.00
Internal Doors	705.00	0.00	0.00	0.00	7,650.00	0.00	8,355.00
Internal Finishes	493.50	1,253.50	760.00	1,253.50	493.50	1,253.50	5,507.50
Roof	3,275.00	3,117.50	2,270.10	5,076.00	4,500.00	1,125.00	19,363.60
Sanitary Appliances	0.00	0.00	4,065.00	0.00	350.00	0.00	4,415.00
Site Works	47,580.00	0.00	123,000.00	0.00	0.00	40,080.00	210,660.00
Stairs	0.00	0.00	7,500.00	0.00	0.00	0.00	7,500.00
Thermal Units / Comfort	0.00	0.00	0.00	0.00	300.00	0.00	300.00
Wall Finishes	5,191.90	1,068.26	1,068.26	551.36	1,068.26	1,068.26	10,016.30
Water & Fuel Installation	300.00	0.00	0.00	0.00	0.00	0.00	300.00
Windows and External Doors	0.00	900.00	0.00	1,800.00	1,692.00	2,227.00	6,619.00
<b>Total</b>	<b>61,904.27</b>	<b>11,368.03</b>	<b>140,760.46</b>	<b>10,566.67</b>	<b>33,725.69</b>	<b>49,176.66</b>	<b>307,501.78</b>

Table 6.1.8 Costs by BCIS elements at 5 yearly intervals

### 6.1.9 Photographs



Photo 6.2.1  
Overview of the chapel.

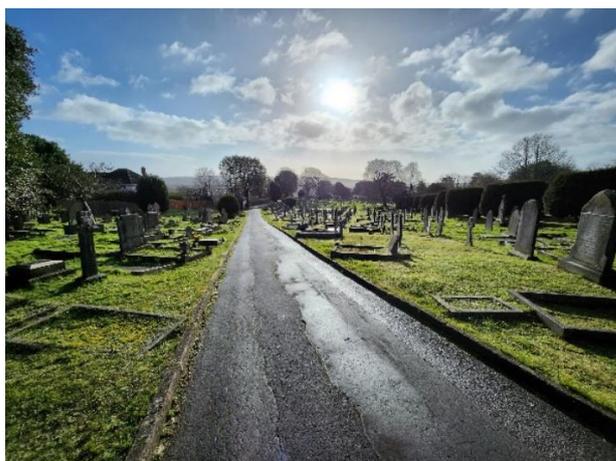


Photo 6.2.2  
Worn and uneven Tarmacadam path.



Photo 6.2.3

Perimeter wall requiring rebuilding.



Photo 6.2.4

Retaining wall at risk of collapse.



Photo 6.2.5

Cracked coping stone adjacent to  
Lower Bristol Road.



Photo 6.2.6

Moss covered pathway. Requires cleaning.



Photo 6.2.7

Split to roof covering near drip detail to gutter. Poor condition generally. Replacement recommended.



Photo 6.2.8

Widespread crazed cracking to render suggesting that it is approaching the end of its service life.

## 7. Servicing, testing, annual maintenance and Health and Safety

This section estimates the costs for annual and periodic servicing, testing and health and safety inspections. Table 7.1 relates to annual costs. Table 7.2 relates to periodic costs over 3-5 years. The approximate costs have been brought forward from the previous PPM report and allowed for inflation.

	Blakehay Theatre	The Museum	32 Waterloo Street	Water Park and WCs	Milton Road Cemetery
Lightening conductor testing	220	220	220	220	220
Automated door servicing	500				
PAT testing	350	350	350	200	200
Legionella testing	500	500	500	500	180
Fire extinguishers	450	450	300		
Asbestos maintenance checks	350	350	350		175
Boiler / water heating servicing	2000	2000	1500	550	350
De-grease and clean of extractor fans	500	500			
Servicing of extract and ventilation fans	350	350			
Security shutter and servicing	225			225	
<b>Total per year</b>	<b>5,445</b>	<b>4,720</b>	<b>3,220</b>	<b>1,695</b>	<b>1,125</b>
<b>Total at 5-year intervals</b>	<b>27,225</b>	<b>23,600</b>	<b>16,100</b>	<b>8,475</b>	<b>5,625</b>

Table 7.1: Annual maintenance, testing and Health and Safety

	Blakehay Theatre	The Museum	32 Waterloo Street	Water Park and WCs	Milton Road Cemetery
Electrical Periodic Inspection	1,750	1,750			
Fire risk assessment	1000	1000	1000	500	500
Legionella Risk Assessment	1000	1000	1000	1000	500
DDA inspection and reviews	200	200	200	200	200
Workplace H+S inspections	450	450	450	250	
Total 3 to 5-yearly	4,400	4,400	2,650	1,950	1,200

Table 7.2: Periodic testing and inspections

## 8. Summary

Table 7.1 shows the total costs combining the PPM costs across the portfolio, along with their annual and periodic servicing, testing and health and safety inspections from the tables in section seven. The total costs over 30 years is £4,032,926. This averages out as £134,431 per year at today's costs.

5 year period	Blakehay Theatre	The Museum	32 Waterloo St	Water Park & WCs	Cemetery	Total
<b>Years 1-5</b>	259,171	255,546	66,629	64,738	97,224	<b>743,308</b>
<b>Years 6-10</b>	123,517	119,892	95,433	48,899	18,193	<b>405,934</b>
<b>Years 11-15</b>	132,090	128,465	217,262	70,792	151,445	<b>700,054</b>
<b>Years 16-20</b>	471,127	467,502	141,836	45,547	41,947	<b>1,167,959</b>
<b>Years 21-25</b>	91,289	87,664	108,488	58,534	54,934	<b>400,909</b>
<b>Years 26-30</b>	154,289	150,767	194,102	59,602	56,002	<b>614,762</b>
<b>Total</b>	<b>1,231,483</b>	<b>1,209,836</b>	<b>823,750</b>	<b>348,112</b>	<b>419,745</b>	<b><u>4,032,926</u></b>

Table 7.1: Total costs across the included portfolio at 5-year intervals over 30 years

While generally satisfactory, the Blakehay Theatre has costs in the first 5 years that are largely attributable to stone repair, gully repairs, renewing the auditorium seats and upgrading the steel casement windows. The larger costs in years 16-20 allow for renewal of the auditorium and stage.

At the museum the costs in the first 5 years relate to stone repairs and internal finishes.

The HQ building at 32 Waterloo Street is currently being refurbished and this is reflected in the lighter costs in the first 5 years although work is required to bring the 'back-of-house' internal finishes up to a satisfactory standard. Further investigation is advised for the cracking that appears above the lintels in the Finance and Development office and the community meeting room.

At the Water Park there is one metal shed that is an advanced state of corrosion and should be replaced. The changing rooms and accessible toilet also present with advancing timber decay at low level. Further investigation is advised for the perimeter wall in a couple of places, and for the animal sets that have appeared on the grassy areas.

At the Milton Road Cemetery site, the chapel is generally satisfactory however there are costs associated with improving the paved walkways and replacing the roof to the public toilets.

It is intended that the tables, graphs, photos and narrative within this report will enable budget allocation to be prioritised to the best effect in the short to medium term, as well as assist with planning ahead for the maintenance requirements to support the service provided at these sites in the longer-term.

# Appendices



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## Appendix A : Building condition survey standard conditions

The tables in the tables 'costs of condition C and D items' summarise the various defects that we have identified together with the approximate cost of rectification and its priority.

The tables are intended to illustrate the approximate cost of placing the building into repair including the future cost of repair or replacements where reasonably foreseeable, but it does not constitute a planned maintenance schedule and should not be treated as such.

We have not included refurbishment work of a capital nature unless otherwise indicated.

With regard to each of the figures contained in the attached schedules please note that the costings are based upon the notes listed below.

- a. The figures include allowances for preliminaries, main contractor's overhead costs and profit, professional fees, contingency at 10% and VAT at 20%.
- b. The figures are based on approximate quantities estimated from the visual inspection we carried out on the day of our inspection and are not based on detailed measurements.
- c. We have not corroborated any of the figures by comparison with tenders from the marketplace and it should be noted that market conditions and tender factors are likely to produce figures which might differ from those given hereafter.
- d. The figures have been prepared on the basis of general rates prevailing in the marketplace at present and are exclusive of:
  - Statutory Fees
  - Inflation
- e. We have assumed that all building work will be undertaken to similar details and using materials similar to those existing.
- f. We have assumed that the works will be packaged under the respective year and delivered under a single building contract for that year to achieve economies of scale. It is therefore assumed that all items in the package of works will be undertaken simultaneously using the same scaffolding.
- g. We have not generally included for small items of disrepair that are under £500, unless they are part of a defect that will, or could, lead to a larger cost related issue.



## Appendix B: Building condition survey standard conditions

- a. This condition survey is prepared on the basis of a visual non-disruptive inspection of the building fabric. The survey was limited to the property as addressed and no details of the condition of any other property were taken.
- b. Building services have not been inspected as part of this instruction.
- c. The inspection has been executed in compliance with the Health and Safety at Work etc. Act 1974. Unless otherwise stated, it has been done without the benefit of internal or external scaffolding, guard rails or mechanical hoists.
- d. The scope of the inspection has also been limited by the particular weather conditions arising at the time of the inspection and no guarantee can be given with regard to the performance of the elements of the building during different conditions.
- e. The weather at the time of our inspection was as detailed within Section 1.2.
- f. Disruptive stripping of plaster, the forcing of windows or shutters or the lifting of floor finishes has not been carried out.
- g. Detailed examination of floors joists, wall plates and backs to fitted joinery or other inaccessible timbers has not been made and it is therefore not possible to record the condition of these and other such elements.
- h. Foundations have not been exposed to ascertain depth of construction. Investigation has not been made of the varying strata or sub-soil.
- i. Detailed examination of the structural members and all other areas which are unexposed or inaccessible has not been made. We have not carried out any exposure work to the structure or structural tests. It is therefore not possible to report as to the condition of the constituents of concrete, the positioning of reinforcement, the extent of bearings, ties or fixings or any other defects of a similar nature. Structural calculations have not been made over any part of the structure.
- j. If an area within the building is not mentioned, it is assumed to be in a satisfactory condition with no significant defects.
- k. Tests have not been carried out on the bacterial, chemical or viral content of water.
- l. The drainage system has not been tested and no assurance can be given that this is free from fault.
- m. The Mechanical, electrical and public health installations have not been tested and no assurance can be given that they are without defects or that they comply with the requirements of the relevant statutory authority.
- n. No tests have been carried out on materials such as timber for the presence of specified impregnated preservatives or in concrete for compressive strength or high alumina cement, calcium chloride, asbestos or other deleterious material.
- o. Costs outlined are based on approximate measurements using data available.



- p. Responsibility or liability for the consequences of this document being used for a purpose other than that for which it was commissioned is not accepted. Any person using or relying on the document for such other purposes agrees and will by such use or reliance be taken to confirm his agreement to indemnify Currie & Brown UK Limited for all loss or damage resulting there from. Currie & Brown UK Limited accepts no responsibility or liability for this document to any party other than Ted Wragg Multi Academy Trust.



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## Appendix C: Life Cycle Cost schedule

Issued separately.



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