CONDITION SURVEY

GLATTON VILLAGE HALL
HIGH HADEN ROAD
GLATTON
HUNTINGDON
PE28 5RU

CONTENTS

1 - INTRODUCTION

1.01 Instructions

I have been instructed to carry out a Condition Survey of the property and provide a Report for the Client, the Glatton Village Hall Committee.

My instructions and the limitations of the inspection to be carried out were confirmed in writing in our Conditions of Engagement. These were signed on behalf of the Client on 1st May 2020 to confirm that they agreed with these instructions based upon the limitations therein.

1.02 Conditions of the Inspection

The inspection was carried out by Paul Gowers on 6th May 2020. Access was arranged via Mr. Terry Brignall.

It was dry at the time of our inspection, with a temperature of approximately 12°C.

The property was empty at the time of the inspection and largely unfurnished.

2 - DESCRIPTION AND LOCATION

2.01 The Property

The property comprises a single-storey detached structure used as a village hall. It is a former Nissen hut used by the Royal Air Force and gifted to the village in 1952. A Nissen hut is a basic half-round steel-framed structure clad externally with corrugated asbestos sheeting and when this structure was converted into its current use the corrugated asbestos sheeting was terminated at eaves level to form the roof coverings only, with brick walls built up to eaves level to clad the steel frame. This rounded steel frame is still partly exposed and visible internally.

The building has one large main hall together with a separated kitchen and toilets to the front. It occupies its own site, with only strips of land to the front, rear and right-hand side, although with an extended area to the left-hand side between the building and the road which has been loosely surfaced as a car park. It has a gross external floor area of around 188m^2.

Mains electricity, water and drainage appear to be connected and the building has ceiling mounted electric heaters. It also has an open fireplace to the rear of the main wall.

2.02 The Location

The building is within the centre of the attractive village of Glatton, opposite the church. Glatton has a population of around 300 people. It is close to the A1(M) and around eight miles from the well-served cathedral city of Peterborough.

The front elevation of the property faces approximately south-east, with the main access being to the left-hand side. Indications of left, right, front and rear are given as if one is standing facing the front elevation.

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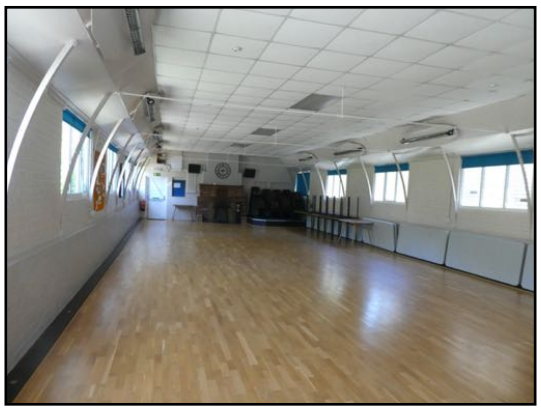
3.01 Walls and Overall Structure

The building is constructed around a semi-circular steel frame, with the steelwork still partly exposed and visible internally as well as above the suspended ceiling. This rounded frame will originally have been clad in corrugated asbestos fibre-cement sheeting, although the semi-circular structure was extended outwards at eaves level and clad in brick, presumably when it was converted into its present use. Above eaves level it remains clad with corrugated asbestos fibre-cement sheeting to act as a roof covering. The front and rear elevations are built in brick and these are probably original.

The external brick walls comprise a solid brickwork, with the front and rear walls being of conventional single-brick thickness (225mm). The left- and right-hand walls are also built in similar brickwork up to a height of around 950mm, although above this height they are of reduced half-brick thickness (115mm). The windows are set within this thinner brickwork and the internal walls are built in similar brickwork of half-brick thickness. The brickwork is exposed externally although has been painted internally and the lower parts of the steel frame are set within the thicker brick sections to the bases of the main left- and right-hand elevations. There are also four small external brick buttressing sections



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built to the bases of the left- and right-hand walls. A bitumen damp proof course is in place beneath the floor.

Structural Assessment

The semi-circular steel frame provides the main structure of the building, with the brick-built left- and right-hand walls also providing some support at eaves level as well as overall enclosure. These brick walls provide some lateral support to the steel frame, with additional external support being provided by the external brick buttresses. Further internal lateral restraint is provided by the internal buttressing wall separating the main hall from the kitchen and toilets in front, as well as eaves level restraint provided by steel tie bars bolted to the main structural steel frame and this helps prevent outward movement of this rounded steel frame.

The steel frame will be supported on shallow pad foundations, with probably shallow stepped or corbelled masonry footings beneath the external walls and main internal wall although these could not be examined during my inspection. It is likely bearing in mind the age and type of the building that they are fairly shallow by modern standards.

The building is exhibiting signs of previous movement, although appears currently stable. There is some cracking which has opened up within the external brickwork, notably towards the front of the left-hand elevation and I understand this has opened up within the last five years or so. There is also some outward movement to the right-hand wall where the brickwork has pushed outwards on top of the damp proof course, with notable distortion adjacent to the internal spinal wall, within the ladies WC. The floor in

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this area has settled and there is evidence of settlement to the main internal wall, with notable distortion around the door frames.

The steel frame where visible above the suspended ceiling is showing signs of surface corrosion although I saw no obvious evidence of significant structural failure of this supporting frame. That said, my inspection was limited to visible areas and my inspection above the ceiling was rather restricted.

The amount of movement exhibited thus far is not considered to be serious, but may be progressive. The British Geological Survey Map for England and Wales shows this area as consisting of clay and this is susceptible to subsidence and settlement. There are very tall trees positioned close to the rear of the building and these could cause the clay soil beneath and around the foundations to shrink, although these trees are quite mature and may well have been present before the building was positioned on site.

The steel frame shows no signs of significant disrepair. The brickwork is in a generally satisfactory condition, although cracks should be repaired and repointed. The external buttressing brick sections have suffered frost attack and subsequent spalling and fracturing and this problem has been exacerbated by the fact that they have been repointed using a

brittle cementitious mortar which is stronger than the brickwork itself. The amount of support they provide is rather limited although the brickwork needs repair, with fractured bricks replaced and a softer lime mortar used to repoint.

In conclusion, the building has suffered some movement and due to the nature of construction as well as the potentially shallow foundations set in clay soil there is a risk of further movement in the future. Currently it is considered to be structurally stable and I do not anticipate significant structural failure within the next ten years. However, the nature of construction means its thermal efficiency is very poor and you are referred to comments in Section 13.3.

Dampness

The property was built with a suitable damp proof course installed and this is in a suitable position above external ground level in most areas, although the ground level to the right-hand side has been built up to damp proof course level and should ideally be lowered.

There are no signs of significant rising dampness. There are signs of some rainwater ingress through faulty roof coverings and you are referred to comments below.

Due to the nature of the building it is very likely to suffer from condensation. It has very thin solid external walls and no adequate means of heating and insulation and condensation will be very difficult to resolve in its current form. See Section 13.3.

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3.02 Roof Coverings

The rounded roof is covered externally with corrugated asbestos fibre-cement sheeting. This sheeting has been bolted onto the supporting steel frame with counter battens visible internally. The roof sheets then project to a shallower slope to the left- and right-hand sides above the extended brick sections.

These corrugated asbestos roof sheets have approached the end of their useful life. The roof sheets are leaking in some areas, including to the rear left-hand corner and most notably above the kitchen where rainwater ingress has caused significant damage to the ceiling beneath. Patch repair would not be viable and if the building is to be retained the roof coverings need to be completely stripped and renewed within the next few years.

As the roof sheets contain asbestos this will need to be done by a specialist company and all necessary precautions will need to be taken. This will probably involve the erection of scaffolding to carefully lift and remove the sheets from the structure and the loadbearing capacity of the steel frame will then need to be carefully assessed by a Structural Engineer prior to the installation of replacement roof coverings. The replacement coverings will need to be of similar materials (although not containing asbestos), being corrugated roof sheets of a similar weight so as not to overload the steel frame which was designed for the current coverings.

This will be a considerable operation and quotes for this work will need to be obtained in order that you can assess the feasibility of the work and viability of the building.

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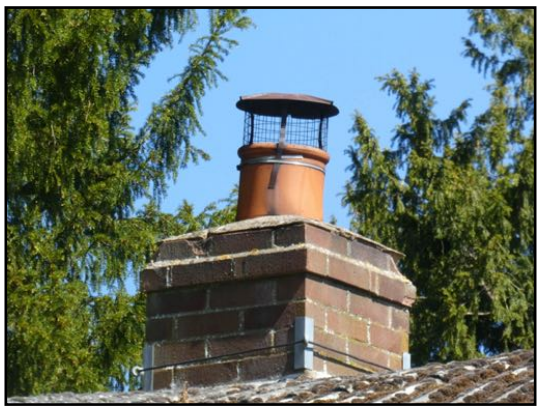
3.03 Rainwater Fittings

The roof sheets discharge rainwater into conventional sectional PVC rainwater gutters and downpipes to the left- and right-hand sides of the building. These rainwater fittings appear to have been renewed in recent years and show no signs of disrepair. The downpipes discharge rainwater below ground level.

As it was not raining at the time of my inspection I cannot fully comment upon the efficiency of these rainwater fittings, although no immediate repair appears necessary. Some slight realignment of the gutter and downpipes to the right-hand side is needed, although generally these rainwater fittings only require normal maintenance including regular clearing of blockage and debris.

3.04 Chimney and Fireplace

The property has a brick-built chimney built internally to the rear gable wall. This chimney contains a single flue serving an open fireplace in the main hall and rises into a brick-built chimney stack above roof level. The flue terminates via a conventional chimney pot.



This chimney is structurally stable, although the mortar flaunchings to the top of the chimney stack

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have cracked and perished and this is leading to rainwater ingress. It is also causing the chimney pot to be loose and insecure. These mortar flaunchings need to be replaced and the chimney pot set in the new flaunchings.

The fireplace itself is damaged and the flue is not lined internally, although it is unlikely that this fireplace has been used for many years or will be used again in the future. The hearth is badly damaged and the fireback is also damaged and if it were to be used it would need to be partially rebuilt. If it is to be retained but not used I would recommend the mortar flaunchings are replaced and then the opening is covered over for safety reasons.

3.05 External Doors, Windows and Timberwork

The main entrance door to the left-hand side is a hermetically-sealed uPVC-framed and panelled set of double doors. These are in a reasonable condition. PVC fasciaboards at eaves level are also in a reasonable condition.

To the rear there is a basic timber fire door with internal push bar opening mechanism and this is also in a reasonable condition, requiring only normal maintenance.

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The windows are uPVC-framed hermetically-sealed double-glazed units, installed around fifteen to twenty years ago. Several of the window units have misted up due to failure of the double glazing seals and these need to be replaced. The other windows units are likely to fail before long and you should budget for the need to replace all of these windows within the next few years.

3.06 Internal Doors and Timberwork

The internal doors are basic timber panelled units, with those facing into the main hall appearing to be original. Due to settlement within the main internal spinal wall between the main hall and the rooms in front there is evident distortion around these door frames, although the doors are still fit for purpose.

Other internal timberwork includes painted door frames and this is also in reasonable condition with no evidence of significant rot or woodboring insect infestation.

3.07 Floors

The floor is of a solid construction, probably built in concrete and with a cement screed although the floor is concealed by internal floor coverings.

The floor in the main hall has been recovered with a laminate floor covering in recent years. I am told that underneath this there are wooden floorboards although these were continually moving and popping nails and so the floor had to be overlaid for safety reasons.

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Within the toilets there are vinyl floor coverings and within the kitchen there are conventional ceramic floor tiles.

The floor has clearly settled over the years, with the floor in the ladies' toilet being notably uneven. This has caused gaps between the sealed floor and the right-hand wall and the previous movement and popping of the floorboards suggests further settlement. This is due to general slight structural movement, with varying moisture content in the supporting clay soil beneath and although this is not representative of a serious structural concern it does represent slight ongoing movement. Currently, the floors require some maintenance and resealing although there is no evidence of significant disrepair.

3.08 Ceilings

Within the main hall there is a suspended ceiling grid, inlaid with conventional polystyrene ceiling tiles. Within the rooms in front there are older and probably original fibreboard ceilings of a type which most probably contains asbestos fibres, although a similar suspended ceiling grid has been built beneath this in the kitchen.

The suspended ceiling is in a reasonable condition although will require ongoing maintenance, including where rainwater ingress has caused dampness and individual tiles need to be replaced. This is currently evident to one tile in the kitchen which is damp and damaged due to rainwater ingress above through a hole in the roof.

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This hole in the roof has also caused significant damage to the asbestos fibreboard ceiling above and this needs to be replaced. Elsewhere these asbestos ceilings are in a reasonable condition commensurate with age, but replacement of ceilings containing asbestos fibres is an expensive and difficult operation which will need to be undertaken by specialists. Again, quotes for this work will need to be obtained at the same time as the quotes for the replacement of the asbestos roof sheets and this work also means the economic viability of the building is of some concern.

3.09 Kitchen and Sanitary Fittings

The kitchen has a range of wall-mounted and base units together with adequate work surface space. These fittings are serviceable although dated.

The sanitary fittings within the separate gent's and ladies' WCs are of an average quality and require normal maintenance.

The property also requires general cosmetic maintenance although decorations are currently satisfactory.

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3.10 Electrical Installations

Mains electricity is connected. The electricity meter and main distribution board are located to the rear of the main hall.

I understand the electrical installations were checked and made safe last years although I understand the electrical installations as a whole do not comply with current standards. The recommended next date of inspection is April 2024 and at that point it is likely that further works will become either necessary or recommended as the overall installation continues to age and deteriorate.

3.11 Plumbing and Drainage

Mains water is connected. Visible internal pipework is in copper and shows no signs of significant disrepair, although in view of the age of the property the rising main may be in lead. The plumbing should be checked as a precaution. A replacement water heater has been installed within the kitchen and this appears satisfactory.

Foul drainage is to the mains sewerage system. I saw no obvious evidence of damage to the underground drain, although my inspection was limited to the area visible from within the inspection chamber.

The adjacent soil vent pipe is of an old asbestos cement construction. It is in a reasonable condition although is not properly secured to the wall and a new bracket needs to be attached.

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3.12 Heating

There is no heating within the kitchen or the toilet and the only heating within the main hall is from ceiling mounted electric heaters. These will prove highly inefficient as heat rises and the vast majority of the heat generated will disappear through the roof above. See related comments below.

3.13 Energy Efficiency

The thermal efficiency of the building is very poor. The main external wall area comprises solid brickwork, mainly of minimal half-brick thickness and these will suffer considerable heat loss. There is also minimal insulation above the ceilings and the poor quality ceiling mounted electric heaters will allow the vast majority of the heat they produce to disappear upwards through the roof.

This means that heating this hall to any standard will be very expensive. Bringing the heating and insulation up to a reasonable occupiable standard will prove a considerable and expensive undertaking, with the installation of new fixed heaters and the provision of insulative boarding cladding the insides of the walls, along with proper insulation material above the ceilings.

4 - CONCLUSIONS AND RECOMMENDATIONS

4.01 Conclusions

The building is currently structurally stable although is suffering slight ongoing movement.

However, expensive repair is now needed to replace the asbestos-containing roof sheets and ceilings.

Further expensive repairs will be needed over the next few years to the chimney and in replacing the windows.

The thermal efficiency of the building is very poor and improving this to a reasonable standard will prove highly expensive.

4.02 Recommendations

The roof coverings need to be removed, along with the asbestos ceilings beneath and these then need to be replaced with more suitable materials which will prove a difficult and expensive operation meaning the building will not be useable for several weeks.

If you were to do nothing and continue to occupy the building as it is it will provide a reasonably dry albeit cold enclosure for several years, but in the medium to long term a significant amount of money will need to be spent to bring it up to standard. This means that although the building is currently stable, over a five to twenty year period it becomes economically unviable.

4 - CONCLUSIONS AND RECOMMENDATIONS

Quotes should now be obtained for undertaking the significant works detailed in this Report as well as for demolition and rebuilding with a new watertight and thermally efficient structure which could be divided into separately heated areas. You can then assess the relative costs and viability over the medium to long term.

SIGNED

Paul Gowers BSc (Hons) DipHI FRICS CBuildE FCABE FFB MFPWS

DATE 18th MAY 2020