

Building survey report

Meadowside Leisure Centre, Whiteley, Fareham PO15 7LJ



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Date: 04 October 2019
Reference: 81868/40/SPM/LSS

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1. Summary

Property address	Meadowside Leisure Centre, Whitely Village, Whiteley, Hampshire PO15 7LJ
Property type	Leisure
Property age	1980's (later extended circa 2010)
Inspection date(s)	18 September 2019

- 1.1.1. The inspection of the property was undertaken on 18 September 2019 by Shaun Miller and Lee Snow. The weather conditions were sunny with temperatures circa 15 degrees. This followed similar conditions during the preceding days.
- 1.1.2. The purpose of the inspection was to record the current condition of the premises and to identify wants of repair over the short, medium and long term. Our inspection was of a visual nature only (no opening up or testing) and included all internal and external areas of the building, along with the perimeter hardstanding and car park. This inspection was undertaken in line with our agreed scope and limitations.
- 1.1.3. Overall, the property is in a reasonable state of repair and condition, given its age and its use. The wants of repair identified are typical of what we would expect to find for a property of this type. There are some further investigations and further requirement for a package of repairs and decorations mostly to the original parts of the property. The most notable wants of repair/works identified include:
- Blown double glazing units to the sports hall.
 - Cut edge corrosion to the profiled metal pitched roof covering over the first floor function rooms.
 - Clogged and potentially leaking gutters and downpipes.
 - There is limited disabled access provisions within the facility, specifically no accessible changing or toilet facilities. It is recommended an audit be undertaken and a scope of improvement works considered.
- 1.1.4. As a whole, the decorative order of the original parts of the property are somewhat dated in appearance and have suffered a varying degree of wear and tear. We recommend a package of redecoration and wholesale replacement of finishes is carried out in the medium to long term to bring these areas up to the modernised standard (similar to that of the extended parts of the property).
- 1.1.5. Given the age of the electrical and mechanicals installations we recommend that all systems are tested and certified (along with requesting any existing servicing documentation from the service provider occupying the property). We did not have sight of any servicing or testing records at the time of our inspection. Likewise, we have not had sight of any other documentation such as asbestos register, fire risk assessment, etc. Depending on your future intentions for the property and any works envisaged, we recommend these documents are sought from the current tenant/operator.

1.1.6. We have produced a costed schedule as requested setting out the repairs required to put over the short, medium and long term. The costed summary table is included in Appendix A respectively and summarised below.

Risk Summary	Repairs and Maintenance			
	Year 1	Years 2-5	Years 6-10	Risk Totals
High Risk	0	0	0	0
Medium Risk	9,816	26,565	0	36,381
Low Risk	16,116	42,888	108,707	167,711
Totals (£)				204,000

2. The property

2.1. Building fabric

Generally

- 2.1.1. The property is situated directly west of a modern Shopping Centre within Whiteley. The building was originally constructed during the late **1980's/early 1990's, and more recently** extended during 2010/11 (alongside the Whitely Shopping Centre redevelopment). The property provides leisure facilities comprising single sports hall area with an interlinked two storey ancillary block and separate external changing/toilet area for the adjacent sports field. The ancillary block provides toilets, showering/changing facilities, a reception area, gymnasium, function rooms and admin/office areas. There are a number of plant and general storage areas situated to the south, west and north parts of the property.
- 2.1.2. The 2010/11 extension provides an additional studio room to the ground floor, office accommodation to the first floor for Whiteley Parish Council and open atrium to the reception area.
- 2.1.3. The original construction mostly comprises load bearing brick and block cavity wall to full height, along with bays of painted rendered and micro rib composite cladding panels. The sports hall is constructed of an exoskeletal steel frame with lattice beam structure to form a vaulted roof. The ground floor is of solid construction (presumed concrete slab) to most areas and a sprung floor to the sports hall. The upper floors comprise of timber suspended floors.
- 2.1.4. The later extension is constructed of a steel frame, with the envelope formed with a brick and block cavity wall system, bays of render and areas of timber cladding. The ground floor is of solid construction (presumed concrete slab) with solid suspended floor to first floor (presumed beam and block).
- 2.1.5. Access to the property is provided via pre-finished metal door leading directly into the reception areas. Various timber, metal and glazed fire exit doors are also provided around the property.

Roofs

Sports hall roof

- 2.1.6. The main roof above the sports hall is a vaulted form, weathered with a profiled metal twin skin sandwich system. The roof projects circa 1m beyond the façade of the east and west elevations. A man safe system is provided with tensioned wire with bolt on anchor points running along the length of the roof to the east and east side, along with a section running across the roof. Rainwater is collected via metal box gutters, which have been lined with a layer of mineral felt and is discharged into a downpipe connected to the mains surface water drainage system.
- 2.1.7. The roof is weathertight, with nominal evidence of leaks. The external prefinished coating to the sheets is beginning to fade with some isolated areas peeling back. A minor amount of debris (including footballs), was noted within the gutters. This build up has the potential to clog the outlets and downpipes. The gutters require general clearance at frequent intervals (suggest at least twice a year). In conjunction with the cleaning, we also recommend re-lining of gutters with a liquid system in the long term.

2.1.8. Existing testing records for the man safe system should also be obtained from the service operator, should access onto the roof be required.

2.1.9. The finishing coating to the soffit below the east and west projection has peeled from the metal substrate. Whilst we did not observe any corrosion we recommend these areas are re-coated to maintain the decorative integrity.

Shallow pitched roof (above first floor function rooms)

2.1.10. The roof is constructed of a shallow pitched profiled metal system concealed via parapet walls. Rainwater is discharged by parapet gutters (one side formed against the sports hall elevation and the other below the parapet wall).

2.1.11. Whilst visually, the surfaces of the sheets appear in reasonable condition, areas of damp staining and some potential leaks were noted in the internal spaces below. This may be attributed at least in part to leaking or blocked gutters/downpipes. We have allowed for the gutters to be cleared through along with liquid treatment coating in the medium term.

2.1.12. To the edges of the roof sheets (running above the gutters) we observed early signs of cut edge corrosion, with a circa 20mm peel back. In order to prevent further deterioration, we recommend a lap treatment system is applied in the short term (i.e. in conjunction with the gutter clearance works).

Flat roof – above extension

2.1.13. The flat roof is weathered with a single ply membrane system, with perimeter flashing to abutments and the parapet perimeter, and a coping detail to the parapet wall. We noted a number of air pockets/creases to the covering, potentially where these areas have become detached or not adhered fully during installation. Whilst no water ingress was evident below, we recommend that any warranties or guarantees for the system are requested. Given the age of the construction, a system of this type would usually be covered by some form of warranty (likely to still be within the warranty period).

Small roofs above the storage, plant and external changing block

2.1.14. The flat roof is weathered with a single ply membrane system, with perimeter flashing to abutments and the parapet perimeter, and a coping detail to the parapet wall. Whilst there was a minor build-up of soiling and staining generally, the systems appears to have been installed recently and to a good standard. Any build up of debris should be cleared on a regular basis as part of a general maintenance regime.

Elevations

2.1.15. The elevations to the property general comprise of brick and block cavity wall construction to both the original and extended area, bays of render to the original building, partial sections of timber cladding to the extended portion of the building and micro rib composite cladding around the sports hall area. Windows include a variety of timber casements with opening lights, full height prefinished curtain walling units, along with a row of fixed triple glazed units (to the upper sections of the sports hall elevations). The main entrance is accessed via the push button automated prefinished double-glazed door set, with a glazed canopy featured above. Other doors include prefinished metal and timber fire exit doors. A single flight of galvanised escape stairs is also provided to the north elevation.

- 2.1.16.** The brickwork and render are generally in reasonable condition, with only some minor salt staining and lichen growth noted to the surfaces. Minor hairline cracks to the render were observed above the fire exit doors from the gym area (most likely attributed to seasonal movement) along with some missing and spalled sections to small isolated areas. Mastic movement joints are provided to the rendered bays of the extension. These appear to be performing as intended. Other than some a general cleaning and some short to medium term cyclical repairs, there are no other immediate concerns that warrant further investigation.
- 2.1.17.** The timber cladding to the new extension has naturally weathered over the course of the years. A number of the boards have curled slightly, with some splits observed around the knots. Whilst this is only of a cosmetic concern, the timber sections would benefit from a treatment coating in the long term.
- 2.1.18.** The micro rib cladding panels appear to be in good order with no impact damage or penetrations. We are unable to comment on the type of insulation used at this stage (i.e. PUR or PIR). Typically, insurers prefer the use of PIR type insulation where it performs better in the event of a fire. Should you wish for this to be confirmed, we can arrange for sampling to be carried out.
- 2.1.19.** The windows and doors to the main building are generally in fair condition. To some areas, the decorative coating has faded with localised areas starting to peel back. It is advisable that maintenance is carried out on a regular basis to prevent further deterioration of the metal and timber frames, and to keep the opening lights in working order. We have allowed for general overhauling works along with a medium term redecoration/restorative coating within the schedule.
- 2.1.20.** Whilst the original timber casement windows are functioning well, there are spot areas of rot and decay to isolated areas of the frames. Along with the redecoration works and overhauling, an allowance has been made for timber splice and epoxy repairs to worse affected areas in the short term. It may be advisable to consider wholesale replacement for matching prefinished metal windows in the long term (i.e. similar specification to that used on the recent extension). This would have the added benefit of reduced maintenance liabilities and improvements to the properties thermal performance.
- 2.1.21.** It was noted that a number of the glass units to the triple glazed system installed to the south side of the sport halls have failed. Misting was evident within the sealed units. Elements of the solar film are deteriorating also, peeling and mismatching in places. Whilst not an immediate concern, we recommend that failed windows are replaced in medium/long term with a more suitable system. It may be prudent to seek further advice regarding repair and replacement from a curtain walling/glazing specialist.
- 2.1.22.** The prefinished metal curtain walling units to the extension area are generally in good condition. The external sealants between the frame and external wall are holding up well. Apart from routine ease and adjustment works, relatively minimal works are generally required to these unit.
- 2.1.23.** The galvanised stairs to the rear elevation are in reasonable condition with no immediate concerns to raise with respect to their structural integrity. Whilst it is predominantly only used as a means of escape, the treads can become slippery during wet weather. We recommend an anti-slip coating is applied to the treads to mitigate the risk of falls.

Internal areas

- 2.1.24. The facilities within the property include, a reception area, gymnasium, sports hall, toilet/changing areas, studio room, along with function rooms and office areas to the first floor. These areas are subdivided with a combination of stud and light weight blockwork walls. Internal solid timber doors are provided throughout. A number of the internal doors have finger protection guards. A single timber staircase provides access to the upper floor, alongside an enclosed platform lift.

Ground floor - reception area

- 2.1.25. The main reception area is situated within the extended part of the property. The ceiling height extends up to two stories forming an atrium area. There is a balcony (presumed steel structure) which links between the function rooms and offices to the first floor. General fabric finishes include painted plastered ceilings and walls (up to the full height). The ground floor is solid with a heavy duty vinyl floor covering throughout and a matwell provided to the entrance. The finishes to this area are generally in good order, with only minor wear and tear in places.

Ground floor – Studio (adjacent to the reception)

- 2.1.26. The main studio is situated within the extended part of the property and is accessed directly from the main reception area. General fabric finishes include suspended ceilings with painted plaster walls. The ground floor is solid (assumed concrete) with a heavy wearing timber effect vinyl floor covering throughout. The finishes to this area are generally in good order, with only some minor wear and tear in places.

Ground floor - gymnasium

- 2.1.27. The gymnasium is situated within the original part of the property, directly between the reception and sports hall area. Free-standing gymnasium equipment is provided within this area. General fabric finishes include an exposed grid mineral fibre suspended ceiling with painted plaster walls. The ground floor is solid with a heavy wearing vinyl floor covering throughout. The finishes to this area are in fair order, but with some minor areas impact damaged to ceiling tiles and wall finishes. The general decorative surfaces are holding up well (albeit slightly dated) but would benefit from redecoration in the medium to long term. Sections of the ceiling are damaged and would benefit from short term repair and consideration given to wholesale replacement in the long term.

Ground floor - toilets and changing areas

- 2.1.28. The toilets and changing areas, separate male and female, comprise of toilet and separate shower/changing facilities. These, along with a wheelchair accessible toilet, are situated along the central corridor that directly leads to the reception area, sports hall and gymnasium. Locker facilities and benches are also provided to the changing areas. General fabric finishes include an exposed grid suspended ceilings (vinyl lined tiles) with painted plastered walls. The floor is solid with a non-slip vinyl floor covering throughout. Each toilet area is provided with vitreous china sanitaryware along with veneered cubicles and vanity units. The showers are either fully tiled or finished with PVC hygienic panels, with mains fed showers. Individual shower cubicles are provided in the female facilities.

- 2.1.29.** Generally, the decorative order is fair, albeit slightly dated in appearance. Some general wants of short term repairs are required to localised areas, such as areas of damaged skirting, minor areas of plaster damage and damaged drainage covers to the shower areas. These areas would also benefit from a deep clean and a redecoration in the medium to long term.
- 2.1.30.** In isolated areas, the vinyl linings to the suspended ceiling tiles have peeled back, with sections of the metal grid twisted or buckled. We recommend that the ceilings are repaired or replaced in the medium term.
- 2.1.31.** The vinyl floor is in reasonable order, with some general wear and tear including surface staining noted. The surfaces would benefit from a deep clean as part of the scope of works mentioned above
- 2.1.32.** A wheelchair accessible toilet is provided in this area also, although no accessible shower or changing facilities are provided. As a service provider under the Equality Act, due consideration should be given to the operator providing accessible facilities in order to aid them meeting their duties under the Act (albeit this cannot be imposed on them as it is down to them to decide how to best discharge their duties). Likewise, while the facility be returned to the Council, not only would the Council have a duty as a service provider to reasonably cater for potential disabled customers, they also have an enhanced statutory duty under the Act as a local authority.

Stairs and corridor areas

- 2.1.33.** A timber staircase provides means of access between the ground and first floor areas. The risers and treads are finished with carpet tiles, with nonslip nosing provided. Whilst suffering from a degree of fair wear and tear, it is generally performing as intended within minimal concerns to raise.
- 2.1.34.** The corridors to the first and ground are finished with painted plaster to the walls, carpets and vinyl to the floors and mineral fibre suspended ceilings. As a whole, these areas would benefit from a deep clean and redecoration in the medium term. Furthermore, we recommend wholesale replacement of the ceiling tiles in the long term as they are generally dated and dirty, with various areas of damage and staining noted.

First floor – function rooms, staff room and wheelchair accessible toilet

- 2.1.35.** To the first floor, there are three function rooms and a large staff room. The fabric finishes include mineral fibre suspended ceilings, painted plaster walls, lower timber skirtings, and a mixture of vinyl and carpets. The staff areas are provided with worktops, sink and kitchen units.
- 2.1.36.** The decorative condition is fair, albeit dated in appearance and has suffered from a degree of wear and tear throughout. Damp staining and impact damage were noted to numerous ceiling tiles, notably below the gutters. The floor coverings are generally worn and in need of a deep clean in the short term. Along with some minor remedial repairs, these areas would benefit a complete redecoration in the medium to long term along with wholesale replacement of the suspended ceilings and floor finishes in the long term.
- 2.1.37.** It is noted that the function room adjacent to the extension has no means of natural ventilation. It is recommended that options be explored to provide means of natural ventilation and or an external window to the room.

First floor – offices (Whitely Town Council)

- 2.1.38. The offices are situated within the first floor areas of the recent extension. This area was accessed by a door onto the balcony with a digilock. Access to the meeting rooms and office was limited as they were locked (we were able to view these spaces via the vision panels to the doors). The fabric finishes include exposed grid suspended ceilings, painted plaster walls with timber skirtings. The floors are provided with a carpet tile finishes generally and vinyl to the kitchen and toilet areas. The finishes to this area are generally in good order, with only some minor wear and tear in places.

Sports hall

- 2.1.39. The sports hall is a large open area providing facilities for badminton and general ball court sports. The structure comprises of concealed steel columns that support lattice beams to the roof. General fabric finishes include exposed faces of blockwork walls to full height, prefinished metal lining panels to the soffits and a sprung floor throughout.
- 2.1.40. The fabric surfaces are in a reasonable condition but have suffered a degree of minor wear and tear. Whilst there was no evidence of water ingress or damp staining visible on the metal lined soffits, there is some extensive salt staining apparent to the blockwork wall to the north side. The area of salt deposits is adjacent to a concealed external downpipe, suggesting a potential leak or blockage. As part of the roofing works, we recommend that this is investigated further.

External changing block

- 2.1.41. The outdoor changing block is interlinked to the west side of sports hall. Within the block there **are separate 'away' and 'home' changing rooms**, each provided with shower and toilet facilities. General finishes included painted plaster to the walls (with ceramic tiling to the shower blocks) and ceilings, along with mixture nonslip vinyl and ceramic tiles to the floors.
- 2.1.42. Generally, the decorative condition is fair, albeit dated in appearance. Some general wants of short term repairs are required to localised areas of cracked plaster and damp sections of timber. These areas would benefit from a deep clean and a redecoration in the medium to long term.

Plant room and cleaner store

- 2.1.43. The plant room is situated to the south of the sports hall and backs on to the small storage block. The plant areas are subdivided, housing the water heaters, cold water storage tank, incoming gas mains and incoming electrical mains. Finishes mostly include exposed blockwork (with partial areas painted), timber boarded soffits and exposed ground floor concrete floor slab.
- 2.1.44. Whilst there are limited concerns to raise in these areas, some fire stopping works are required where some pipework and cables can be seen penetrating into the sports hall area at high level from the storage area.

2.2. Hardstanding and external areas

2.2.1. Hardstanding areas include a tarmacadam car park to the south of the property, along with block paving to the surrounding pedestrian pathways around the property. The adjacent sports field and 3G football pitches are excluded from this inspection and report). Boundary treatments include timber fencing along the car park areas. Elsewhere around the site, boundary treatments are limited as the area is open and accessible to the adjacent sports field and shopping centre.

2.2.2. The hardstanding areas are generally in reasonable condition. Minor patches of weed growth and some open joints were noted to isolated areas of the block paved pathways. The tarmac to the carpark is slightly worn, with isolated areas where surfaces are breaking up. The line markings to the bays are also beginning to fade and there is some minor cosmetic damage to the concrete kerbstones. Whilst not of an immediate concern, we recommend that the carpark is resurfaced along with all bays relined in the medium to long term. Spot repairs will be required in the short to medium term.

2.2.3. Whilst we had limited visibility of the below ground drainage, the gullies that we were able to inspect had a build-up of debris within the chambers. The below ground drainage in the car park should be jetted through and a CCTV survey undertaken to review the condition of the pipework.

2.3. Mechanical and Electrical

Generally

2.3.1. The majority of the M&E systems appear to originate from the time that the building was constructed, with modern installations provided to the extension block. Whilst the original systems are somewhat dated, they do seem to operate appropriately. We suspect that a majority of these systems will last beyond the long term of this programme (subject to completing sufficient routine maintenance and servicing). We recommend that any existing service/testing documents are requested from the existing service operator. The maintenance schedule allows for some cyclical testing and servicing.

Gas

2.3.2. The incoming gas supply is situated within the plant block located south of the sports hall. The pipework is clearly identified, can be seen running out the plant store and around the sports hall area (above the changing block) and up to the extended area. This connects up to the high level ambient radiator system to the sports hall and the gas fired boiler within the extended block. Note, we were unable to access the plant room within the extended block to review the boiler installations.

Heating and ventilation

2.3.3. The gas fired heating plant consists of a centralised boiler with copper pipework distributing heated water via a low temperature hot water system and is located in the main plant room.

2.3.4. The majority of the heating and ventilation throughout the original building is provided by a combined warm air ducted and ventilation system. The ductwork and adjacent surfaces are generally dirty and in need of cyclical cleaning. The system is supplemented in some areas by standalone heaters and fans.

- 2.3.5. The later extension is provided with an independent boiler (presumed to be a domestic combi type boiler), with traditional radiator heating throughout.
- 2.3.6. The external changing rooms are provided with electric tubular heaters situated below the benches. These are each provide with metal guards and mounted to the wall. Whilst we have not tested any of the heaters, the installations appear dated without thermostatic controls (typically provided with modern heaters). Given their use in the external changing room, they appear fit for purpose, maintained in the long term.
- 2.3.7. A Coray VacAmbirad heating system is provided to the sports hall area which is connected to the mains gas. This is mounted to the metal soffits and supported by tensioned wires. Whilst we have not tested any heating equipment, existing service documentation should be requested from the existing operator.
- 2.3.8. Means of ventilation to the ground floor male and female toilets/changing areas is provided via centralised ducted mechanical extract system. We were unable to locate the main plant/equipment area as this was concealed. The system and duct work require a general service and thorough clean through.

Comfort cooling

- 2.3.9. Local means of cooling is provided to the gymnasium and studio areas to the ground floor. Each of these spaces are provided with DX ceiling mounted cassette units, with the cabling and refrigerant pipework connected to the external condenser units. The original manufacturer date is 2016 with A410A coolant provided to each. Whilst these are generally performing well, we recommend these are tested and serviced. The serviceable operational life remaining to the systems should surpass the long term if routinely tested and maintained.

Electrical and lighting

- 2.3.10. The mains incoming power, meters, mains switch gear and fuse boards are located within the small plant room situated west of the main sports hall. A further distribution board is provided within the first floor area adjacent the wheelchair accessible toilet.
- 2.3.11. The power distribution is a mixture of surface mounted and elements of concealed within the ceiling voids and walls. Although generally dated, our inspection revealed no obvious issues with the existing installations. Power sockets are sparsely provided throughout the property. We recommend that existing records are checked to review if periodic testing is being carried out to the installations. Typically, electrical installations should be tested every five years.
- 2.3.12. The lighting to the original parts of the property include an assortment of dated CAT 2 fittings, comprising a mixture of surface mounted fluorescent tubes or recessed fittings. The recently extended areas are provided with modern LED recessed fittings. The sports hall areas feature modern high bay LED suspended fixtures. Generally, the lighting provision appeared sufficient, however, a number of the CAT 2 fittings were not operating and require repair or replacement. We recommend that any CAT 2 fittings are replaced with modern LED types in the long term.

- 2.3.13.** Emergency lighting is provided throughout and include an assortment of integral light fitting and bulkhead lights. Twin spot emergency lights are also provided to the sports hall area. Each of the external fire exit doors are provided with emergency bulk head fittings, however, some of these appear dated poorly maintained. We recommend that older type fittings are replaced. The system should be tested on a yearly basis as part of routine maintenance and recommend that existing documentation is requested from the service provider.

Domestic hot and cold water

- 2.3.14.** Water supplies are generally surface mounted. The cold water storage tank is situated within the plant room to the south elevation of the sports hall. The system appears in good order. We have not seen any testing or servicing documentation regarding legionella and recommend this is requested from the operator.
- 2.3.15.** Two gas fired Andrews boilers provide means of hot water to the changing/toilet areas. Both heaters appear to be recently modern installations and were last tested in May 2019. Pipework, where visible, is generally sufficiently lagged.
- 2.3.16.** A cold water storage tank and booster pump are also provided within the plant room area, all appearing to be in good order.

Fire detection and alarm

- 2.3.17.** A primary fire alarm control panel is situated within the main reception area, with an additional alarm located within the gym areas (it is presumed the panel in the gym area is an original panel which has been extended to and repeated on the main panel in the newer reception area). The system is automatic and includes smoke detectors provided in each room, push points positioned adjacent doors along with visual beacons. There were not faults displayed at the time of our inspection. The system should be inspected and serviced on a yearly basis, with testing of the system carried out on a monthly/weekly basis as necessary. We recommended testing records are requested from the service operator.

Platform lift

- 2.3.18.** A platform lift provides access to and from the first floor level adjacent to the stairs. Whilst the lift is dated, and surfaces are worn it is operable and in working order. We recommended testing and maintenance records are requested from the service operator.

2.4. Other matters

Landlord and tenant issues

- 2.4.1.** We have not been instructed to review any tenure documentation as part of this survey report.

Reinstatement cost assessment

- 2.4.2.** We have not been instructed to carry out and Reinstatement Cost Assessment of the property.
- 2.4.3.** Should you require one, we would be happy to provide a fee proposal.

EPC rating

- 2.4.4. We have reviewed the non—domestic EPC register and note the properties existing display EPC is B31. At the time of our inspection, we did not see the certificate displayed within the public. The service operator is responsible for displaying this when the building is frequently visited by the public and where the area of the property exceeds 250m².

Phase 1 environmental audit

- 2.4.5. We have not been instructed to prepare a Phase 1 Environmental Audit over the site and make no further comment on this matter.
- 2.4.6. Should you require one, we would be happy to provide a fee proposal.

Appendix A

Repairs budget costs



Summary of Costs
Meadowside Leisure Centre, Whiteley, Fareham PO15 7LJ

Repairs Schedule Summary		Overall Costs (£)	Repairs Schedule Summary (£)			
Item	Description		Year 1	Years 2-5	Years 6-10	Totals
1	Meadowside Leisure Centre	204,092	25,932	69,453	108,707	204,092
Totals (£)		204,092	25,932	69,453	108,707	204,092

Risk Summary		Overall Costs (£)	Recoverable Costs (£)			
			Year 1	Years 2-5	Years 6-10	Risk Totals
High Risk		0	0	0	0	0
Medium Risk		36,381	9,816	26,565	0	36,381
Low Risk		167,711	16,116	42,888	108,707	167,711
Totals (£)		204,092				204,092

Note: All costs include professional fees but exclude VAT

<u>Repairs schedule</u> Meadowside Leisure Centre Meadowside Leisure Centre, Whiteley, Farehame PO15 7LJ Area ft. ² : 0 m ² : 0.00	<u>Lease summary</u> Lease commencement: Lease termination: Break date: Repairing liability: Schedule of condition: License for alterations:
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Item	Description	Impact on Investment	Repair Schedule Costs (£)		
			Year 1	Years 2-5	Years 6-10

HIGH RISK					
	No items to report				
	Professional Fees @ 15%		0.00	0.00	0.00
	High Risk Sub Totals		0.00	0.00	0.00
	High Risk Totals		0.00		

MEDIUM RISK					
	<u>Roof and Rainwater Goods</u>				
1	There is a build up of debris and plant growth within the gutters. Clear through all gutters to leave free flowing.	Maintenance/programmable repairs.	2,046.00		
2	Cut edge corrosion is evident to the metal profiled roof above the function rooms. Allow to treat cut edges with lap treatment system.	Urgent repairs to prevent deterioration.	1,155.00		
3	Testing and servicing of the existing man safe system.	Maintenance/programmable repairs.	825.00		
4	Salt deposits were noted to the north blockwork wall within the sports hall, suggesting a potential blocked or leaking downpipe. Rod through all downpipes and investigate further for potential leaks.	Urgent repairs to prevent deterioration.	935.00		
	<u>Elevations (including Windows and Doors)</u>				
5	The glazing units to the south elevations have failed were misting was evident within the cavity, allow to replace all units (including access).	Significant capital cost.		10,725.00	
6	In connection with the above, allow for consultation with a curtain walling specialist.	Significant capital cost.		1,375.00	
	<u>Internal Areas - Ground WC/Changing areas</u>				
7	To the external store/plant room, there is a penetration through the party wall which has not been appropriately fire stopped. Address penetration with fire batt and seal in around edges.	Health and safety issue.	275.00		

Item	Description	Impact on Investment	Repair Schedule Costs (£)		
			Year 1	Years 2-5	Years 6-10
8	Sections of the timber joinery are rotten/decayed, along with some spot areas of cracks and impact damage to the plastered walls. Further minor disrepair items were also noted. Undertake a general scope of remedial works to the fabric.	Urgent repairs to prevent deterioration.	1,375.00		
	<u>Disabled access</u>				
9	Other than wheelchair accessible toilets and a platform lift, there are limited accessible facilities (no changing or shower). Undertake an audit in the short term and implement a scope of improvements in the medium term.	Statutory compliance.	1,375.00	8,250.00	
	<u>Ventilation to first floor function room</u>				
10	The first floor function room adjacent to the extension has no natural ventilation. Explore options to provide improved ventilation and implement works.	Capital cost improvement works.	550.00	2,750.00	
Professional Fees @ 15%			1,280.40	3,465.00	0.00
Medium Risk Sub Totals			9,816.40	26,565.00	0.00
Medium Risk Totals			36,381.40		

LOW RISK					
	<u>Roof and rainwater goods</u>				
11	Allow for a liquid treatment to the gutters above the function rooms room.	Maintenance/programmable repairs.		2,079.00	
12	The prefinished coating to the vaulted roof above the sports hall is starting to peel back in areas. Undertake a full scope of recoating works including scaffolding (as necessary).	Maintenance/programmable repairs.			6,393.75
13	Where the prefinished coating has failed to the soffits of the vaulted roof above the sports hall, allow to re-praying with a propriety metal coating system. Allowance for spot repairs to main roof also (inclusive of access costs via MEWP).	Maintenance/programmable repairs.		4,125.00	
	<u>Elevations (including Windows and Doors)</u>				
14	Cleaning of the brickwork and lichen growth to the render (cost includes access via MEWP).	Maintenance/programmable repairs.			1,925.00

Item	Description	Impact on Investment	Repair Schedule Costs (£)		
			Year 1	Years 2-5	Years 6-10
15	Undertake spot repairs to isolated areas of the timber window frame where these are rotten	Maintenance/programmable repairs.	1,320.00		
16	Redecorate all timber windows (cost includes access via MEWP).	Maintenance/programmable repairs.		2,310.00	
17	Undertake general ease and adjustment works to all windows to maintain all in good working order.	Maintenance/programmable repairs.			2,299.00
18	Allowance for wholesale replacement off all timber windows with double glazed prefinished aluminium units (including access).	Significant capital cost.			23,100.00
19	The door stay to the external changing room has damaged the door handle. Replace door handle and reposition the door stay.	Maintenance/programmable repairs.	110.00		
20	Redecorate the timber fire doors where the paint can be seen peeling back in areas.	Maintenance/programmable repairs.		385.00	
21	Undertake a proprietary treatment coating to prefinished metal doors.	Maintenance/programmable repairs.			2,090.00
22	Undertake general ease and adjustment works to all doors, to maintain all in good working order.	Maintenance/programmable repairs.		1,270.50	
23	The type of insulation used for the micro rib composite cladding is unknown. Allow for sample and testing of the cladding.	Maintenance/programmable repairs.	715.00		
24	Undertake localised repairs to damaged sections of render.	Maintenance/programmable repairs.	550.00		
25	The surfaces of the treads to the rear fire escape stairs can become slippery when wet; recommend an anti slip coating is applied.	Health and safety issue.	550.00		
26	Allowance for a treatment coating to the ship lap timber cladding.	Maintenance/programmable repairs.			1,320.00
	<u>Internal areas - Generally</u>				
27	Undertake general ease and adjustment works to all internal doors to maintain all in good working order.	Maintenance/programmable repairs.		1,232.00	

Item	Description	Impact on Investment	Repair Schedule Costs (£)		
			Year 1	Years 2-5	Years 6-10
	<u>Internal areas - Ground floor gymnasium</u>				
28	The suspended ceiling tiles are dated in appearance, with a number of tiles cracked and impact damaged. Replace suspended ceiling for an impact resistant type.	Maintenance/programmable repairs.		4,235.00	
29	The decorative standard to the gym areas is dated and has suffered a degree of heavy wear and tear.	Maintenance/programmable repairs.			2,420.00
	<u>Internal areas - Ground floor WCs and changing areas</u>				
30	The decorative standard to the WCs is dated and has suffered a degree of heavy wear and tear. More so, the sanitaryware and vinyl floor would benefit from a general deep clean. Allow for a scope of redecoration and deep cleaning.	Maintenance/programmable repairs.		1,980.00	
31	The suspended ceiling tiles are dated in appearance, with a number of tiles delaminating, and sections of the grids are buckled/impact damaged. Replace suspended ceiling for moisture resistance type.	Maintenance/programmable repairs.		3,465.00	
	<u>Internal areas - First and ground floor - Stairs and Corridors</u>				
32	The decorative standard to the stair and corridor areas is dated and has suffered a degree of heavy wear and tear. Allow for a scope of redecoration and deep cleaning to the floor covering.	Maintenance/programmable repairs.		550.00	
33	The suspended ceiling tiles are dated in appearance, with a number of tiles impact damaged. Replace suspended ceiling.	Maintenance/programmable repairs.		962.50	
	<u>Internal areas - First floor - Function rooms and staff areas</u>				
34	The decorative standard to the first floor function rooms are dated and has suffered a degree of heavy wear and tear. Allow for a scope of redecoration and deep cleaning.	Maintenance/programmable repairs.		5,500.00	

Item	Description	Impact on Investment	Repair Schedule Costs (£)		
			Year 1	Years 2-5	Years 6-10
	<u>Sports hall</u>				
35	Subsequent to the downpipe unclogging works, allow to clear away salting to the blockwork walls (includes access via MEWP).	Maintenance/programmable repairs.	715.00		
	<u>Internal areas - External changing block</u>				
36	The decorative standard to the to the changing block is dated and has suffered a degree of heavy wear and tear. More so, the sanitaryware and vinyl floor would benefit from a general deep clean. Allow for a scope of redecoration and deep cleaning.	Maintenance/programmable repairs.			3,080.00
37	There were a number of minor cracked areas of impact damaged to the plaster. Allowance for nominal repairs.	Maintenance/programmable repairs.	137.50		
	<u>External Areas</u>				
38	A number of drains appeared to be blocked with silts and vegetation. Whilst not an immediate concern, jetting washing and clearance is recommended along with a CCTV survey.	Maintenance/programmable repairs.	1,650.00		
39	A number of concrete kerbs were damaged to isolated areas. Mostly cosmetic, but recommend a scope of epoxy mortar repairs to put back into repair.	Maintenance/programmable repairs.	495.00		
40	The tarmacadam surfaces to the car park is beginning to wear down in places, furthermore the lining to the bays has faded. Allowance resurfacing works in the long term, and cyclical repairs in the short and medium term.	Significant capital cost.	500.00	1,500.00	51,900.00
	<u>Engineering Services</u>				
41	A number of the existing CAT2 lights have failed to some areas. There is a general assortment of modern and CAT2 throughout also. Allow a scope of rationalising and replacement with more modern LED fittings.	Capital cost improvement works.		4,950.00	

Item	Description	Impact on Investment	Repair Schedule Costs (£)		
			Year 1	Years 2-5	Years 6-10
42	The ventilation system appeared soiled and heavily stained. The system would benefit from a general service and clean. As part of the cleaning, any fire dampers should be checked for sufficient operation.	Maintenance/programmable repairs.		2,750.00	
	<u>Statutory compliance</u>				
43	A number of the overhead emergency bulk head lights above the fire exit doors are faded, dated, and require replacement for modern alternatives.	Statutory compliance.	550.00		
44	A number of the keep clear fire exit doors are faded and would benefit from replacement, especially where the doors front on the pedestrian pathway.	Health and safety issue.	176.00		
45	We were unable to inspect any existing records regarding legionella. Make due allowances for testing and certification of existing water supplies.	Maintenance/programmable repairs.	495.00		
46	We did not test the existing services on site, nor were we able to inspect existing records. Make due allowances for testing and certification of the following service installations:- Electrical Installations (including electrical heaters)- Air conditioning- Gas appliances - Fire alarms- Emergency lighting.- Passenger Lift	Maintenance/programmable repairs.	6,050.00		
Professional Fees @ 15%			2,102.03	5,594.10	14,179.16
Low Risk Sub Totals			16,115.53	42,888.10	108,706.91
Low Risk Totals			167,710.54		
Sub totals for all items			25,931.93	69,453.10	108,706.91
Totals for all items			204,091.94		

Costing Qualifications

- Our apportionment of costs as either "recoverable" or "non-recoverable" relates to the current condition of the element in question and our understanding of tenants' obligations. Importantly, we have not made any judgement as to the possible non-recoverability of costs due to the proximity of expenditure to the end of tenants' lease terms.
- The figures include allowances for preliminaries, main contractor's overhead costs and profit.
- These items are over and above cyclical decoration and maintenance and the tables do not represent a Planned Maintenance Programme. We have not included decoration costs unless the work is obviously overdue and causing detriment to the property.
- The figures have been calculated using current industry-average data. The work has not been tendered.
- The figures have been derived from a purely visual inspection and not detailed measurement and must, therefore, be viewed as estimates.
- The figures are exclusive of VAT, financing charges and statutory fees.
- The figures assume that all works within the defined time periods are undertaken individually rather than in a single contract, except for works in a single period which all require scaffolding, in which cases the scaffolding cost is only included once.
- The figures do not make any allowance for consequential works relating to improvements under Part L2B of the Building Regulations.
- **The costed repair schedules do not allow for the removal of any tenant's/former tenant's alterations, unless stated otherwise.**

Risk-categorisation

These risk-categorised tables set out a brief overview of the nature and severity of the issues, together with the suggested remedial work required and associated cost implications.

The risk levels – including examples of typical problems found under each classification and an indication of the potential impact on your investment - are categorised as follows:

High	Urgent attention required – e.g. Health and safety issue. High cost that may impact on your investment.
Medium	Possibly serious cost implication if not remedied – e.g. significant disrepair to external fabric. Further clarification required – tests, review of documentation, etc., costs implications requiring budget planning.
Low	Not of immediate concern, however, may impact on future use and costs of maintaining the building. Category may change if nothing is done to remedy the issue.

Terminology

Where the following expressions are used, they generally mean:

- Short term - next 12 months
- Medium term - between 2-5 years
- Long term - between 6-10 years

Appendix B

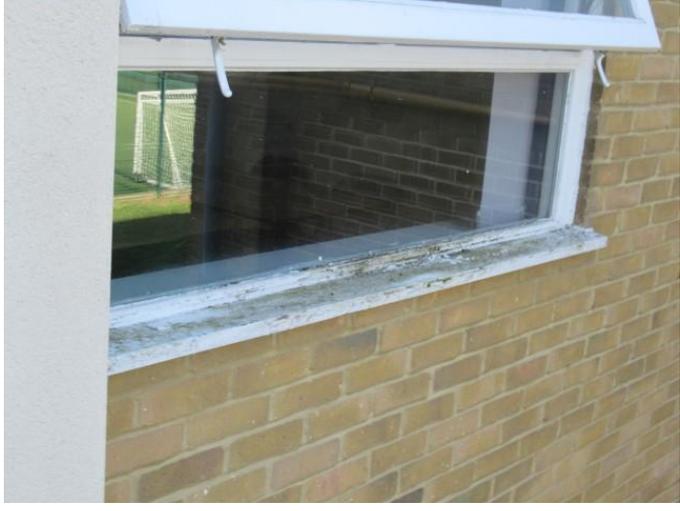
Photographic schedule

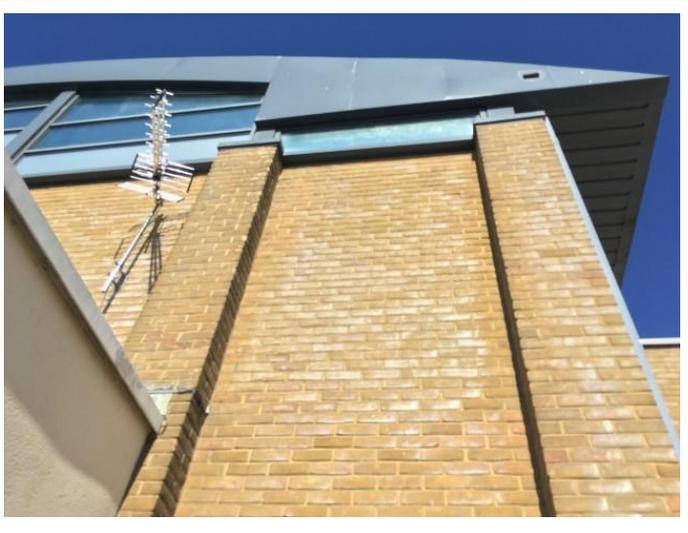


1.	General view of the vaulted roof above the sports hall.	 An aerial photograph showing a large, curved, vaulted roof structure made of light-colored corrugated metal. The roof is surrounded by greenery and other buildings in the background.
2.	Typical example showing slight peel back isolated areas of the prefinished metal covering.	 A close-up photograph of the corrugated metal roof. The metal surface is light grey and shows signs of wear, including small areas where the prefinished coating has peeled back, revealing the underlying metal.
3.	General view of the west side gutter with a mineral felt lining.	 A photograph showing the west side gutter of the roof. The gutter is lined with a dark mineral felt. The corrugated metal roof is visible on the right side of the frame, and a green sports field is visible in the background.

<p>4.</p>	<p>Typical view of the single ply roof covering above the changing block and plant room area.</p>	
<p>5.</p>	<p>General view of the south east elevations.</p>	
<p>6.</p>	<p>Typical example showing decorative wear and tear to the timber window cills</p>	

7.	Typical view of timber cladding.	
8.	General view of the main entrance.	
9.	Typical example of emergency bulkhead light.	

10.	General view of the rear fire escape stairs.	 A photograph showing a metal fire escape staircase with railings, situated on the rear elevation of a building. The stairs are supported by a metal frame and lead to a platform with a blue door. The building has a light-colored facade and a brick base.
11.	Typical example showing decorative wear to the timber window casements along the North elevations.	 A close-up photograph of a window on a brick wall. The white timber window casement shows significant decorative wear, with peeling paint and exposed wood. A white awning is visible above the window.
12.	General view of the west elevation and external changing block.	 A wide-angle photograph of the west elevation of the building, showing a long, low structure with a brick base and a light-colored upper section. A paved path leads to an external changing block. The building is surrounded by grass and trees under a clear blue sky.

13.	Minor salting to the brickwork.	
14.	Typical example showing misted glazing units to the south sports hall elevation.	
15.	General view of the female toilet area.	

16.	General view of the lockers within the female changing area.	
17.	General view of the showers within the female changing (note mixture of open and cubicle showers).	
18.	General view of the ground floor corridor.	

19.	General view of the enclosed platform lift operating from ground to first.	
20.	Typical example showing the function room to the first floor.	
21.	Isolated damp ceiling tiles within the function rooms to the first floor.	

22.	General view of the office areas to the recently extended block.	 A long conference room with a large wooden table and red chairs. A sign on the right wall reads "Whiteley Town Council" and "Welcome".
23.	General view of the reception areas within the recently extended block.	 A reception desk with a counter, a television, and a sign for "Access to People".
24.	General view of the gymnasium.	 A gymnasium with several treadmills and exercise machines.

25.	Typical example showing isolated damage to the mineral fibre ceiling tiles.	
26.	Typical example showing a comfort cooling unit within the gym areas.	
27.	General view of the sports hall.	

28.	Salting to the brickwork within the sports hall area.	
29.	General view of the car parking areas.	
30.	View of hardstanding to the side and rear of the sports hall.	