

**STRIDE TREGLOWN**  
BUILDING SURVEYING

**HOARE LEA** 



**Isles of Scilly Condition Survey**  
Council of the Isles of Scilly

**Condition Survey Report**

**Bryher Public Convenience Revision**  
P02

## Revisions

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Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
P01	02 Oct 2020	Preliminary Issue	NK/RH	SM	SL
P01	25 Sep 2020	Preliminary Issue	AS	AH	AH
P02	02 Nov 2020	Updated figures / IOS Uplift	AS	AH	AH

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**Project number:** Stride Treglown 154019 & Hoare Lea 0308260

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# 1. Scope of Survey

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The condition survey of this property comprised an assessment of the building structure, fabric, finishes, fixed furniture and fittings, mechanical services, electrical services and external areas for the purpose of establishing current and future maintenance requirements for a period of 5 years from date of survey. The survey was a non-intrusive visual inspection. If the surveyor suspects defects which cannot be assessed with limited access, further tests or investigations will be suggested. Roof areas have been inspected from vantage points and with the use of a pole camera.

Stride Treglown are therefore unable to report on the condition, within voids, of items that are covered or unexposed, of items that are inaccessible, or confirm that such areas are free from defect.

It has been noted where structural elements could not be inspected without causing material damage to the building.

No testing was carried out to determine the presence of deleterious materials. Stride Treglown are aware of the asbestos register and asbestos management plan for the property and the presence of deleterious materials has been recorded only where visible.

No tests on the services or below ground drainage have been undertaken.

We have not undertaken any opening up, dismantling, testing, disconnection or reconnection of plant and systems.

The survey does not and is not intended to guarantee the present or future operational and/or safety status of any installation or equipment or that it necessarily complies with current standards.

Inadequate workmanship or failure to adhere to a specified maintenance schedule can lead to accelerated wear, overheating and corrosion. Plant items are highly dependent upon the effective design of the system in which they operate. Components, which are dynamic in nature, are dependent on timely and appropriate maintenance and the way in which they are used.

Economic Life Expectancy Factors have been developed by The Chartered Institution of Building Services Engineers (CIBSE) as a methodology to assist property owners establish a plant asset management programme whereby equipment and components are replaced at intervals based on a broadly-based survey of generic plant and equipment.

The standards developed by the CIBSE make a number of key assumptions including that the plant and equipment has been subjected to a good standard of maintenance. Plant operational hours are another key factor in establishing the benchmark life factors for the plan.

All costs are calculated estimates and not quoted prices and include an allowance for contractors' preliminaries. There is no allowance for VAT, professional fees or in-house management costs within the rates.

Programmed repairs are, in most instances, costed on a 'like for like' replacement basis with no allowance for improvement except where it is necessary to upgrade an element at time of replacement to comply with current regulations

## 2. Introduction

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- 2.1.1 Stride Treglown and Hoare Lea have been commissioned to carry out a non-intrusive survey, record and provide a commentary on the key considerations of the building fabric, fixed-furniture, Mechanical, Electrical and Public Health (MEP) infrastructure condition of Bryher Public Convenience in the Isles of Scilly.
- 2.1.2 The report utilises the CIBSE priority and condition of service/ equipment grading system to determine the condition of the item of plant at the time of survey and when any remedial work identified is required to be done.

### 2.2. Grading System

#### 2.2.1 Priority Codes

The following priority grades are recommended in the context of a 5-year planning period:

**Priority 1:** Urgent work that will:

Prevent immediate closure of premises; and/or address an immediate high risk to the health and safety of the occupants; and/or remedy a serious breach of legislation.

**Priority 2:** Essential work required with 2 years that will:

Prevent serious deterioration of the fabric or services; and/or address a medium risk to the health and safety of occupants; and/or remedy a less serious breach of legislation.

**Priority 3:** Desirable work required within 3 to 5 years that will:

Prevent deterioration of the fabric or services; and/or address a low risk to the health and safety of the occupants; and/or remedy a minor breach of legislation.

**Priority 4:** Long-term work required outside the 5-year planning period that will:

Prevent deterioration of the fabric or services.

#### 2.2.2 Condition Grading Codes

The condition of each element is assessed using the following grades.

**Grade A** - Good: Performing as intended and operating efficiently.

**Grade B** - Satisfactory: Performing as intended but exhibiting minor deterioration.

**Grade C** - Poor: Exhibits major defects and/or not operating as intended.

**Grade D** - Bad: Life expired and/or serious risk of imminent failure.

### 2.2.3 Abbreviations

ASHP	Air Source Heat Pumps
BS	British Standards
EMI	Electromagnetic Interference
ELV	Extra Low Voltage
IK	Impact Protection
IP	Ingress Protection
LV	Low Voltage
MCB	Miniature Circuit Breaker
MCCB	Moulded Case Miniature Circuit Breaker
PIR	Presence Infra-Red
PVC	Polymerizing Vinyl Chloride
RCBO	Residual Current Breaker with Overload
RCD	Residual Current Device
SWA	Steel Wire Armor
WPD	Western Power Distribution

## Executive Summary

### 3. Building Survey

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#### 3.1. General summary

3.1.1 The building is generally in a satisfactory and functional condition. External walls comprise rendered masonry and timber clad masonry. The pitched roof over is finished with interlocking concrete tiles, which appear in good condition externally; a limited roof void inspection found active woodworm in the timber rafters that should be treated as a priority and rafters repaired / replaced as necessary.

3.1.2 Timber fascia's and soffits are in sound condition. Rainwater goods are grey uPVC, and are generally in functional condition. Windows are timber framed obscure single glazed units, which are in a satisfactory condition. External timber doors are in working order, however certain ironmongery is in need of replacement. Redecorations should be undertaken both internally and externally as part of a cyclical redecoration programme.

#### 3.2. Internally

3.2.1 Internal areas are in a satisfactory and serviceable condition. Ceilings are painted plasterboard fixed to the roof joists; walls are also plastered and decorated; with flooring comprising ceramic tiling on a ground bearing slab. The tiling is in a poor condition, heavily soiled and should be replaced in the short term. Internal timber doors and sanitary ware is in a functional condition, however minor repairs are required.

### 4. Mechanical Survey

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#### 4.1. Heating and Cooling

4.1.1 The Bryher public conveniences combines to be a waiting room.

4.1.2 No permanent fixed heating is provided to this building.

4.1.3 Consideration should be given to providing background heating for the public and for the building fabric.

#### 4.2. Ventilation

4.2.1 Make up air is by natural means to each space.

4.2.2 Consideration should be given to providing extract ventilation to prevent damage to building fabric due to dampness.

#### 4.3. Hot Water Services

4.3.1 There appears to be no hot water onsite.

4.3.2 It is recommended that a hot water supply is fitted in the washing basins.

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#### **4.4. Cold Water Services**

4.4.1 No access to the ceiling void.

4.4.2 Generally, the installation is of a satisfactory standard; however, it was noted that there were signs of corrosion to pipework within the toilet areas.

4.4.3 It recommended that a non-return valve is installed on the external tap in line with the water supply regulations 1999 and to prevent back flow and water contamination.

4.4.4 There appears to be water leaks from the toilet pipes.

#### **4.5. Incoming Mains Water Service**

4.5.1 The Bryher public convenience is supplied from a local well.

#### **4.6. Oil/Gas Services**

4.6.1 There are no oil or gas services associated with this building.

## **5. Electrical Survey**

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### **5.1. LV Distribution**

5.1.1 The site is served from a single-phase WPD supply which enters the building and terminates in a GRP enclosure. From this point the electrical services are distributed throughout the building by a network of cables, with protection being provided by a local distribution board incorporating MCB and RCD protection.

5.1.2 General electrical installation appears to be in good condition; however, a metallic fireproof distribution board is recommended in line with the latest BS7671.

5.1.3 The distribution system should be tested regularly to BS7671.

### **5.2. Containment**

5.2.1 Incoming electrical services into the building are via buried ducts.

5.2.2 Final circuits are distributed in plastic conduit and clipped direct. The conduit is in satisfactory condition.

5.2.3 There was no access to the ceiling void services within the main units.

### **5.3. Internal and External Lighting**

5.3.1 Internal lighting to the Bryher WCs is provided by circular and square compact surface mounted fluorescent lighting controlled via manual switching.

5.3.2 The internal lighting is providing an acceptable level of light output and is fit for continued use. Internal and external lighting appears to be in good working order.

#### **5.4. Fire Alarm and Detection System**

5.4.1 There appears to be no fire alarm and detection system to the building. Consideration may be given to completing a risk assessment to determine the need for a fire alarm system in-line with the BS 5839.

#### **5.5. Small Power**

5.5.1 Socket outlets are limited to fused connection units to fixed equipment. Socket outlets appear to be in good working order.

5.5.2 WC hand dryers appear to have signs of corrosion. The hand dryers have been safely isolated, assuming that they are not working. Consider replacement.

5.5.3 A Periodic Test & Inspection should be carried out on the electrical installation in line with BS7671.

#### **5.6. Lightning Protection System**

5.6.1 There appears to be no surge protection system to the building. Consideration may be given to completing a risk assessment to determine the need for lightning and surge protection in line with the Electricity at Work Act 1989, BS6651 and BS EN 62305.

#### **5.7. Data**

5.7.1 There appears to be no data/ telephone services to the building.

#### **5.8. Security**

5.8.1 There appears to be no security system installed in the building.

### **6. Recommendations for further inspections and specialist surveys.**

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6.1.1 Fire alarm specialist to perform risk assessment to determine the need for a fire alarm system.

6.1.2 Lightning protection specialist to perform a risk assessment in line with BS EN 52306 and BS7671 to determine the need for a lightning protection system and surge protection.

## 7. Appendices

### Appendix 1: Details of Prioritised Works and Cost schedule

# IOS Condition Survey Report.

## Detail of Prioritised Works Schedule.

### Bryher - Public Convenience

The tabulated priority costing figures have been derived from the SPON'S Mechanical and Electrical services price book, 51st edition 2020. The cost detailed in this schedule are indicative estimates based on the time of survey, Hoare Lea cannot be held accountable. The cost estimates are in most cases costed on a like to like replacement, with no allowance for improvement except where it is necessary to upgrade an element at a time of replacement to comply with current regulations. The cost estimates take into account the geographical location of the sites.

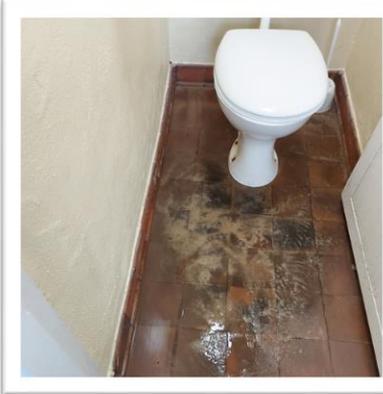
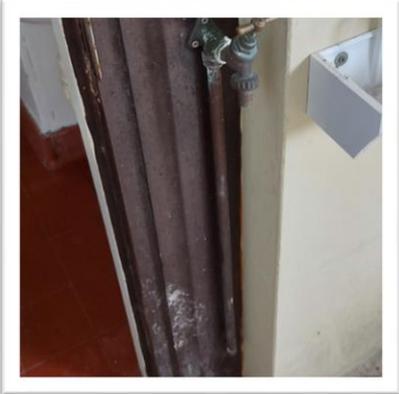
IMAGE REFERENCE	LOCATION / ELEMENT	OBSERVATIONS	CONDITION GRADING	PRIORITY GRADING	STATUTORY COMPLIANCE	PRIORITY COSTINGS				
						P1	P2	P3	P4	
<b>BUILDING CONDITION</b>										
B101	Flooring	Soiled quarry floor tiles and grouting - deep clean floors throughout, allow to replace in the short to medium term	C	2			£ 6,750.00			
B102	Internal Walls	Peeling, scuffed and marked paintwork to walls - Allow for redecoration throughout	C	2			£ 4,875.00			
B103	Internal joinery, doors and windows	General wear and tear to painted surfaces - redecorate	B	3				£ 1,350.00		

B104	Roof Structure	Timber rafters are showing signs of active woodworm and damp - Treat rafters with woodworm treatment and investigate roof covering for the source of the water ingress and repair	D	1		£1,050.00				
B105	Verge	Cracking to concrete verge - repair	D	1		£ 135.00				
B106	Timber Cladding	Missing section of timber cladding to gable end wall	D	2			£ 225.00			
IMAGE REFERENCE	SERVICE TYPE & LOCATION	OBSERVATIONS	CONDITION GRADING	PRIORITY GRADING	STATUTORY COMPLIANCE	PRIORITY COSTINGS				
						P1	P2	P3	P4	
<b>ELECTRICAL ENGINEERING</b>										
E202	Main distribution board	Distribution board, recommend replacing with metal fireproof in line with BS7671	C	2			£600.00			
E212	Hand dryers, WCs	Corrosion on hand dryers. Replace	C	1		£1,275.00				
-	Lightning protection risk assessment	Lightning protection specialist to perform a risk assessment in line with BS EN 52306 and BS7671 to determine the need for a lightning protection system and surge protection.	-	1	£1,800.00					
M103	Wash Hand Basin - Hot Water	Hot water is recommended on the wash hand basin.	B	3				£2,250.00		
M104	Wash Hand Basin - Waste Outlet	Corrosion to wash basin waste outlet. Needs replacing.	C	1		£300.00				
M105	Urinal Pipework	Signs of oxidation of pipework. Urinal pipework to be replaced.	D	1		£300.00				
<b>Total Costs</b>					£	<b>3,200.00</b>	<b>£3,560.00</b>	<b>£12,450.00</b>	<b>£ 3,600.00</b>	£ -
<b>Mean Professional Fees @ 8.7% (QS - 2.2%, Arch - 4.5%, M&amp;E - 2.0%)</b> (Not inclusive of Structural Engineers Fees 2.5%)					£	278.40	£ 309.72	£ 1,083.15	£ 313.20	£ -
<b>Total Costs (Inc of Professional Fees)</b>					£	<b>3,478.40</b>	<b>£3,869.72</b>	<b>£13,533.15</b>	<b>£ 3,913.20</b>	£ -
Key	Condition Grading		Priority Grading							
	A - Good Condition	C - Poor Condition	P1 - Urgent Work required				P3 - Desirable Work 3 -5 Years			
	B - Satisfactory Condition	D - Very Poor Condition	P2 - Essential Work Within 2 Years				P4 - Long Term Work Outside 5 Years			



## 8. Photographic Schedule

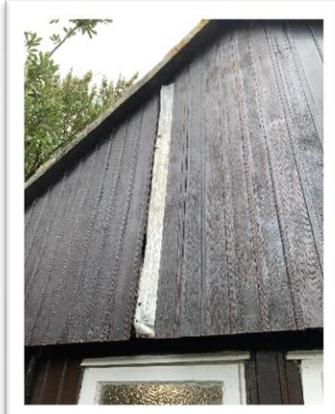
### 8.1. Mechanical Survey Photos

 A photograph showing a white toilet in a small room with a brown tiled floor. There are dark, irregular stains on the floor around the base of the toilet, indicating a water leak.	 A close-up photograph of a shower curtain and a wall-mounted tap. The tap is a simple, single-lever design without a non-return valve.	 A photograph of a white ceramic sink with a chrome faucet. The sink is set against a light-colored wall.
 A close-up photograph of the underside of a white wash basin. The waste outlet pipe is made of white plastic and shows signs of corrosion and discoloration.	 A photograph of two white urinals mounted on a wall. The metal pipework connecting them to the wall shows significant oxidation and rust.	

## 8.2. Electrical Survey Photos

		
<p>E201: Main Incoming electrical supply.</p>	<p>E202: Main distribution, recommend a metal fireproof board.</p>	<p>E207: Internal lighting in satisfactory condition.</p>
		
<p>E210: External light fitting cables with corroded cable clips.</p>	<p>E211: Manual intern lighting control in satisfactory condition.</p>	<p>E212: Corrossion on hand dryers.</p>

### 8.3. Building Survey Photos

 <p>B101: Soiled quarry floor tiles and grouting</p>	 <p>B102: Peeling, scuffed and marked paintwork to walls - Allow for redecoration throughout</p>	 <p>B103: General wear and tear to painted surfaces - redecorate</p>
 <p>B104: Timber rafters are showing signs of active woodworm and damp</p>	 <p>B105: Cracking to concrete verge - repair</p>	 <p>B106: Missing section of timber cladding to gable end wall</p>

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